

PRANAVBHAI J. PANCHAL
(BE Civil Engineer, EOR-23/2019 TO 2024)

FORM 2
ENGINEER'S CERTIFICATE

Date: 05.09.2023

To

Narayan Realty Infrastructure
4/A, Amrakunj Society,
Urmi Vaccine Road,
Vadodara.

Subject: Certificate of Cost Incurred for Development of Narayan Greenwoods for Construction of "Two(2)" Building(s) & "4" Wing(s) of the 1st phase or for the plotted project GujRERA Registration Number PR/GJ/VADODARA/VADODARA/Others/MAA03714/161018 situated on the Plot bearing Final Plot no.35 demarcated by its boundaries latitude 22°21'49.26"N and longitude 73°11'12.92"E of the end points to the North Adjoining FP 34, to the South 30 MT Wide TP Road, to the East 18 MT Wide TP Road, to the West Adjoining FP 35/P (other's Plot X) , village Dumad , taluka Vadodara , District Vadodara , PIN 391240 , admeasuring 6880.00 sq.mts. area being developed by Narayan Realty Infrastrucure.

Ref: GujRERA Registration Number PR/GJ/VADODARA/VADODARA/Others/MAA03714/161018

Sir,

I Pranavbhai J Panchal have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being one "Two(2)" Building(s) & "4" Wing(s) of the 1st Phase or for the plots of the plotted project as the case may be, situated on the plot bearing Final Plot no 35 demarcated by its boundaries latitude 22°21'49.26"N and longitude 73°11'12.92"E of the end points to the North Adjoining FP 34, to the South 30 MT Wide TP Road, to the East 18 MT Wide TP Road, to the West Adjoining FP 35/P (other's Plot X) , village Dumad , taluka Vadodara , District Vadodara , PIN 391240 , admeasuring 6880.00 sq.mts. area being developed by Narayan Realty Infrastrucure.

1. Following technical professionals are appointed by Owner/Promoter:-

- (i) Shri Rahul Agrawal as Architect
- (ii) Shri Aashutosh A Desai as Structural Consultant
- (iii) Shri Jayesh Shah as MEP Consultant
- (iv) Shri Manish Patel as Quantity Surveyor*


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V.M.S.S. Civil Engineer.
4/A, Amrakunj Soc.-2, B/h. Spandan Apt.
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V.M.S.S. No. ER - 23 /

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2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Manish Patel quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 28,29,27,520/-** (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the VUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 31.08.2023 the Estimated Cost Incurred till date is calculated at **Rs. 28,26,95,782/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from VMSS is estimated at **Rs. 2,31,738/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;


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TABLE – A
Building 1 /Wing “A”

Sr.No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15.9.2018	6,81,00,756/-
2	Cost incurred as on 31.08.2023	6,81,00,756/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table –C)	0/-

Building 1 /Wing “B”

Sr.No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15.9.2018	6,82,00,756/-
2	Cost incurred as on 31.08.2023	6,82,00,756/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table –C)	0/-


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Building 2 /Wing "C"

Sr.No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15.9.2018	6,41,89,730/-
2	Cost incurred as on 31.08.2023	6,41,89,730/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table –C)	0/-

Building 2 /Wing "D"

Sr.No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 15.9.2018	6,97,04,540/-
2	Cost incurred as on 31.08.2023	6,97,04,540/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table –C)	0

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TABLE – B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 15.9.2018.	1,27,31,738/-
2	Cost incurred as on 31.08.2023	1,25,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,31,738/-
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table –C)	0/-

Yours Faithfully,

Signature of Engineer

Local Authority License No. ER-23/2019-2024

Local Authority License No. Valid Till: 31/03/2024

Local Authority Registration Valid Till Date: 31/03/2024

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