

FORM – 2
(See Regulation 3)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

To

The SHUBH INFRA & A 8,05522918610001T,NIRMIT ROYAL,OPP UMA PARTY PLOT,
SABARMATI,MOTERA,AHMEDABADCITY,AHMEDABAD,GUJRAT.

Subject: Certificate of Cost Incurred for Development of SHUBH AALAYAM for Construction of 4 building(s) A,B,C,D, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 410/AMIYAPUR-ZUNDAL-SUGHAD/-/-/AMIYAPUR/-/2/1, 2/2, 2/3, 2/5/234. Demarcated by its boundaries..

Longitude	Latitude
72.61786700508827	23.12551968215541
72.61773289463753	23.125117611970136
72.61820764563316	23.125092945048372
72.61830956957573	23.125435814854256

Village AMIYAPUR taluka Gandhinagar

District Gandhinagar PIN 382421 admeasuring 6738.0 sq.mts. area being developed by SHUBH INFRA

Ref: GujRERA Registration Number Applied

Sir,

I/We MEET RAJESHKUMAR PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 4 Building(s) A,B,C,D, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. 410/AMIYAPUR-ZUNDAL-SUGHAD/-/-/AMIYAPUR/-/2/1, 2/2, 2/3, 2/5/234Village AMIYAPUR taluka Gandhinagar District Gandhinagar PIN 382421 admeasuring 6738.0 sq.mts. area being developed by SHUBH INFRA

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

- (i) M/s./Shri/Smt. **Urvashi Lalitkumar Tuli** as Architect/Engineer
(ii) M/s./Shri/Smt. **JAYKUMAR ASSUDANI** as Structural Consultant

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 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. **95,00,00,000.00** (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 **Gandhinagar Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **0.00** (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 **Gandhinagar Municipal Corporation** (Planning Authority) is estimated at Rs.**95,00,00,000.00** (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

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	42,50,00,000.00
2	Cost incurred as on Date :29-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	42,50,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	20,90,00,000.00
2	Cost incurred as on Date :29-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,90,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	14,30,00,000.00
2	Cost incurred as on Date :29-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,30,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	14,30,00,000.00
2	Cost incurred as on Date :29-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,30,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

Sr.No.	Common areas and Facilities Amenities	Amount(in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	3,00,00,000.00
2	Cost incurred as on Date :29-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,00,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	MEET RAJESHKUMAR PATEL
Local Authority licence number	1114ERH0907251034
Local Authority licence no. valid till	09-Jul-2025
Date of physical visit to the site	29-Apr-2025
Firm Name	MEET PATEL
Reason	NA

@This is online submitted document with due eKYC done, hence no physical signature required.

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