

ENGINEER

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 **P K REALTY INFRA LLP & 901/B, SATKAR, B/H SWAGAT, NR. LAL BUNGLOWS, NAVRANGPURA.**

Subject: Certificate of Cost Incurred for Development of **PANORAMA HEIGHTS** for Construction of **1** building(s) **A**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **3/ELLISBRIDGE (SHEKHPUR KHANPUR SECTION)/99/2/A/SHEKHPUR-KHANPUR/337 & 339 /0/99/2.**
Demarcated by its boundaries..

Longitude	Latitude
72.57119595540075	23.043094926450948
72.57181286347418	23.04286538389257
72.57175385487585	23.042686274609206
72.57157280576735	23.042625803574662
72.57156073582678	23.042787470973618
72.57113426459341	23.042861517045775

Village **SHEKHPUR-KHANPUR** taluka **Ahmedabad City**

District **Ahmedabad** PIN **380014** admeasuring **1657.35** sq.mts. area being developed by **P K REALTY INFRA LLP**

Ref: GujRERA Registration Number **Applied**

Sir,

I/We **UTSAV DIPAKBHAI PATEL** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1** Building(s) **A**, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **3/ELLISBRIDGE (SHEKHPUR KHANPUR SECTION)/99/2/A/SHEKHPUR-KHANPUR/337 & 339 /0/99/2** Village **SHEKHPUR-KHANPUR** taluka **Ahmedabad City** District **Ahmedabad** PIN **380014** admeasuring **1657.35** sq.mts. area being developed by **P K REALTY INFRA LLP**

1. Following technical professionals are appointed by Owner/Promoter:- **P K REALTY INFRA LLP**

(i) M/s./Shri/Smt. **VISHRUT CHIRAG SHAH** as Architect/Engineer

(ii) M/s./Shri/Smt. **NELSON NANUBHAI MACWAN** 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. **30,50,00,000.00** (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 **Ahmedabad 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 **Ahmedabad Municipal Corporation** (Planning Authority) is estimated at Rs.**30,50,00,000.00** (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	29,25,00,000.00
2	Cost incurred as on Date :30-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	29,25,00,000.00
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	1,25,00,000.00
2	Cost incurred as on Date :30-04-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,25,00,000.00
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	UTSAV DIPAKBHAI PATEL
Local Authority licence number	001ERH15032901346
Local Authority licence no. valid till	15-Mar-2029
Date of physical visit to the site	09-May-2025
Firm Name	UTSAV DIPAKBHAI PATEL
Reason	SITE VISIT ON 30.4.2025

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

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