

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 PARSHWA DEVELOPERS & "VICTORIA ELEGANCE", R. S. NO. 203, S. P. NO. 1, F. P. NO. 126 OF T.P.S. NO. 241, OPP. KAILAS REJOICE, NANA CHILODA, AHMEDABAD.

Subject: Certificate of Cost Incurred for Development of VICTORIA ELEGANCE for Construction of 3 building(s) A,B+C,D+E, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 241/NANA CHILODA/1/NANA CHILODA /NA203/203/126. Demarcated by its boundaries..

Longitude	Latitude
72.66225643707678	23.106675740365137
72.66221888615057	23.106231674071665
72.66363241030142	23.106123124309907
72.6636485035555	23.10657705909349

Village NANA CHILODA taluka Gandhinagar

District Gandhinagar PIN 382330 admeasuring 5015.08 sq.mts. area being developed by PARSHWA DEVELOPERS

Ref: GujRERA Registration Number Applied

Sir,

I/We YAMINIBEN AKASHKUMAR PARMAR have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 3 Building(s) A,B+C,D+E, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 241/NANA CHILODA/1/NANA CHILODA /NA203/203/126Village NANA CHILODA taluka Gandhinagar District Gandhinagar PIN 382330 admeasuring 5015.08 sq.mts. area being developed by PARSHWA DEVELOPERS

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

(i) M/s./Shri/Smt. BHUMIKA JITENDRAKUMAR KAPADIYA as Architect/Engineer

(ii) M/s./Shri/Smt. BHAVIKKUMAR RAGHAVBHAI SUDANI 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. 48,30,00,000.00 (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 1,97,00,000.00 (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.46,33,00,000.00 (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;

ENGINEER

Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	19,90,00,000.00
2	Cost incurred as on Date :20-05-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,90,00,000.00
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	15,10,00,000.00
2	Cost incurred as on Date :20-05-2025	17,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	1
4	Balance Cost to be Incurred (Based on Estimated Cost)	14,93,00,000.00
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	13,10,00,000.00
2	Cost incurred as on Date :20-05-2025	1,80,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	14
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,30,00,000.00
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	20,00,000.00
2	Cost incurred as on Date :20-05-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	20,00,000.00
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	YAMINIBEN AKASHKUMAR PARMAR
Local Authority licence number	001ERH10112510130
Local Authority licence no. valid till	10-Nov-2025
Date of physical visit to the site	27-May-2025
Firm Name	YAMINIBEN AKASHKUMAR PARMAR
Reason	Incurred Cost taken as of 20-05-2025

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

ENGINEER