

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 **Pratham Lifespaces LLP & Ground Floor, Pratham , Makrand Desai Road, Gotri.****Subject:** Certificate of Cost Incurred for Development of **Pratham Arista Phase 1** for Construction of **1** building(s) **Resi. (Total - 76 Units)**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **03/BHAYLI/-/A/BHAYLI/0/219,221/69/P.** Demarcated by its boundaries..

Longitude	Latitude
73.13159142063954	22.289966745725756
73.12999014185765	22.289326443977796
73.13003305720189	22.28884745664387
73.13191865013935	22.2891849815681

Village **BHAYLI** taluka **Vadodara**District **Vadodara** PIN **391410** admeasuring **15524.97** sq.mts. area being developed by **Pratham Lifespaces LLP**Ref: GujRERA Registration Number **NA****Sir,**

I/We **VINUBHAI RATILAL PATEL** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **1** Building(s) **Resi. (Total - 76 Units)**, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **03/BHAYLI/-/A/BHAYLI/0/219,221/69/P** Village **BHAYLI** taluka **Vadodara** District **Vadodara** PIN **391410** admeasuring **15524.97** sq.mts. area being developed by **Pratham Lifespaces LLP**

1. Following technical professionals are appointed by Owner/Promoter:- **Pratham Lifespaces LLP**(i) M/s./Shri/Smt. **Laxman Champakbhai Suthar** as Architect/Engineer(ii) M/s./Shri/Smt. **VINUBHAI RATILAL PATEL** 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. **42,59,31,480.00** (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 **Vadodara 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 **66,95,772.00** (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 **Vadodara Municipal Corporation** (Planning Authority) is estimated at Rs. **41,92,35,708.00** (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;

Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	38,33,38,332.00
2	Cost incurred as on Date :31-03-2025	66,95,772.00
3	Work done in Percentage (as Percentage of the estimated cost)	2
4	Balance Cost to be Incurred (Based on Estimated Cost)	37,66,42,560.00
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	4,25,93,148.00
2	Cost incurred as on Date :31-03-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,25,93,148.00
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	VINUBHAI RATILAL PATEL
Local Authority licence number	SEOR/01/64
Local Authority licence no. valid till	31-Mar-2027
Date of physical visit to the site	09-May-2025
Firm Name	VINUBHAI RATILAL PATEL
Reason	-

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

ENGINEER