

ENGINEER

NEEL RAMESHBHAI PATEL (EOR-152)
301,SHELLY RESIDENCY,B/S INDANE GAS AGENCY LANE, AKOTA, VADODARA
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Submitted On: 10-07-2025

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 NILESHKUMAR CHANDRAKANTBHAI PURANI PROPRIETOR OF SONY REALITY & 11, GITANJALI SOCIETY, MADODHAR ROAD, WAGHODIYA.

Subject: Certificate of Cost Incurred for Development of KALPCHANDRA SERENITY for Construction of 1 building(s) 43 Resi. Units, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 28-B/ANKHOL/37/-/ANKHOL/-/143/37. Demarcated by its boundaries..

Longitude	Latitude
73.26564274581264	22.31335652839308
73.26568566115688	22.31240864240079
73.26649300607036	22.312411123786138
73.26646618398021	22.313428488061593

Village ANKHOL taluka Vadodara

District Vadodara PIN 390019 admeasuring 6859.0 sq.mts. area being developed by NILESHKUMAR CHANDRAKANTBHAI PURANI PROPRIETOR OF SONY REALITY

Ref: GujRERA Registration Number NA

Sir,

I/We NEEL RAMESHBHAI PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) 43 Resi. Units, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. 28-B/ANKHOL/37/-/ANKHOL/-/143/37 Village ANKHOL taluka Vadodara District Vadodara PIN 390019 admeasuring 6859.0 sq.mts. area being developed by NILESHKUMAR CHANDRAKANTBHAI PURANI PROPRIETOR OF SONY REALITY

1. Following technical professionals are appointed by Owner/Promoter:- NILESHKUMAR CHANDRAKANTBHAI PURANI PROPRIETOR OF SONY REALITY

(i) M/s./Shri/Smt. DISHA JAGDISHKUMAR BRAHMBHATT as Architect/Engineer

(ii) M/s./Shri/Smt. AMI DESAI 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. 16,75,00,000.00 (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 Vadodara Urban Development Authority 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 **Vadodara Urban Development Authority** (Planning Authority) is estimated at Rs.**16,75,00,000.00** (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	15,07,50,000.00
2	Cost incurred as on Date :17-06-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,07,50,000.00
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	1,67,50,000.00
2	Cost incurred as on Date :17-06-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,67,50,000.00
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	NEEL RAMESHBHAI PATEL
Local Authority licence number	EOR-152
Local Authority licence no. valid till	31-Mar-2027
Date of physical visit to the site	10-Jul-2025
Firm Name	NEEL RAMESHBHAI PATEL
Reason	-

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

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