

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 NYALKARAN DEVELOPERS & GF SHOP NO 9, DHARTI SAKET 2,, CHAINPUR BUS STAND, WADAJ, AHMEDABAD.

Subject: Certificate of Cost Incurred for Development of NEELKANTH GREEN BUNGLOW for Construction of 1 building(s) RESI (TOTAL 53 UNITS) BLOCK, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. MANSA/NA-1490/2/1490/2/. Demarcated by its boundaries..

Longitude	Latitude
72.64828583270877	23.41914268252884
72.64835557014315	23.41811633575627
72.6471941736397	23.417956352928076
72.64718076259463	23.418788261521883
72.64669528276293	23.418783339001216
72.64666309625476	23.419110686226922
72.64726391107409	23.419130376259787

Village MANSA taluka Mansa

District Gandhinagar PIN 382845 admeasuring 9200.0 sq.mts. area being developed by NYALKARAN DEVELOPERS

Ref: GujRERA Registration Number NA

Sir,

I/We KRUNAL KIRITKUMAR MISTRY have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) RESI (TOTAL 53 UNITS) BLOCK, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. MANSA/NA-1490/2/1490/2/Village MANSA taluka Mansa District Gandhinagar PIN 382845 admeasuring 9200.0 sq.mts. area being developed by NYALKARAN DEVELOPERS

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

(i) M/s./Shri/Smt. SHAILENDRASINH PARBATSINH CHAUHAN as Architect/Engineer

(ii) M/s./Shri/Smt. AMITKUMAR BHARWAD 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. 19,00,00,000.00 (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 Mansa Municipality being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 1,00,00,000.00 (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 Mansa Municipality (Planning Authority) is estimated at Rs.18,00,00,000.00 (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	18,00,00,000.00
2	Cost incurred as on Date :23-06-2025	1,00,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	6
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,00,00,000.00
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	1,00,00,000.00
2	Cost incurred as on Date :23-06-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000.00
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	KRUNAL KIRITKUMAR MISTRY
Local Authority licence number	001ERH01032600598
Local Authority licence no. valid till	01-Mar-2026
Date of physical visit to the site	23-Jun-2025
Firm Name	AUTOSCALE TECHNO LEGAL CONSULTANCY PVT LTD
Reason	NONE

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

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