

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 RADHE REALTY & A 501, Taj Residency,B/h Shivam Flat, Nr. Gangotri Cirle, Nikol.

Subject: Certificate of Cost Incurred for Development of RADHE LUXURIA for Construction of 1 building(s) RESIDENTIAL BUNGLOWS 1 TO 83, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 76/HATHIJAN-1/--/--/HATHIJAN/0/406/66. Demarcated by its boundaries..

Longitude	Latitude
72.66259058548651	22.942809302296187
72.66311629845343	22.943372468257923
72.66252621247015	22.94374791093065
72.66196831299506	22.943155106234567

Village HATHIJAN taluka Daskroi

District Ahmedabad PIN 382445 admeasuring 10502.0 sq.mts. area being developed by RADHE REALTY

Ref: GujRERA Registration Number NA

Sir,

I/We YOGESHKUMAR PRAVINCHANDRA PANCHAL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) RESIDENTIAL BUNGLOWS 1 TO 83, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 76/HATHIJAN-1/--/--/HATHIJAN/0/406/66Village HATHIJAN taluka Daskroi District Ahmedabad PIN 382445 admeasuring 10502.0 sq.mts. area being developed by RADHE REALTY

1. Following technical professionals are appointed by Owner/Promoter:- RADHE REALTY

(i) M/s./Shri/Smt. Savan Pravinkumar Panchal as Architect/Engineer

(ii) M/s./Shri/Smt. YOGESHKUMAR PRAVINCHANDRA PANCHAL 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. 23,10,00,000.00 (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 46,60,892.16 (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.22,63,39,107.84 (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	22,75,45,263.00
2	Cost incurred as on Date :30-04-2025	46,60,892.16
3	Work done in Percentage (as Percentage of the estimated cost)	2
4	Balance Cost to be Incurred (Based on Estimated Cost)	22,28,84,370.84
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	34,54,737.00
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)	34,54,737.00
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	YOGESHKUMAR PRAVINCHANDRA PANCHAL
Local Authority licence number	001ERH09042600601
Local Authority licence no. valid till	09-Apr-2026
Date of physical visit to the site	25-Jul-2025
Firm Name	shreem design
Reason	naa

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

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