

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 **SHIVALAYA DEVELOPERS & SHUBH CITY ROYAL TP NO 13, OPP VAIDEHI PRIME 12 METER ROAD, VAVOL GANDHINAGAR.****Subject:** Certificate of Cost Incurred for Development of **SHUBH CITY ROYAL** for Construction of **2** building(s) **BLOCK-A,BLOCK-B+C**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **13/VAVOL/--/01/VAVOL/NA777/001/777/001/207**. Demarcated by its boundaries..

Longitude	Latitude
72.62075865911073	23.236829200854828
72.6212199990613	23.237583376540552
72.62156600402422	23.237398529953076
72.62108052419252	23.236646817859434

Village **VAVOL** taluka **Gandhinagar**District **Gandhinagar** PIN **382016** admeasuring **3246.5** sq.mts. area being developed by **SHIVALAYA DEVELOPERS**Ref: GujRERA Registration Number **NA****Sir,**

I/We **CHIRAGKUMAR PRAGJIBHAI NAKRANI** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being **2** Building(s) **BLOCK-A,BLOCK-B+C**, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **13/VAVOL/--/01/VAVOL/NA777/001/777/001/207** Village **VAVOL** taluka **Gandhinagar** District **Gandhinagar** PIN **382016** admeasuring **3246.5** sq.mts. area being developed by **SHIVALAYA DEVELOPERS**

1. Following technical professionals are appointed by Owner/Promoter:- **SHIVALAYA DEVELOPERS**(i) M/s./Shri/Smt. **Umangkumar Baldevgeri Goswami** as Architect/Engineer(ii) M/s./Shri/Smt. **KETAV PADMAKANT JOSHI** 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. **22,00,00,000.00** (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 **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 **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 **Gandhinagar Municipal Corporation** (Planning Authority) is estimated at Rs. **22,00,00,000.00** (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;

Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	9,70,00,000.00
2	Cost incurred as on Date :31-10-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	9,70,00,000.00
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	11,30,00,000.00
2	Cost incurred as on Date :31-10-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	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	1,00,00,000.00
2	Cost incurred as on Date :31-10-2025	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	CHIRAGKUMAR PRAGJIBHAI NAKRANI
Local Authority licence number	ER1183280522
Local Authority licence no. valid till	28-May-2027
Date of physical visit to the site	21-Nov-2025
Firm Name	CHIRAGKUMAR PRAGJIBHAI NAKRANI
Reason	

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

ENGINEER