

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 REALTY & 24/3, Shreejibag/Devnarayan Bunglow, Vibhusha Road, Near Ghuma 89, Bopal-Ghuma, Bopal.

Subject: Certificate of Cost Incurred for Development of PRATHAM BENISON for Construction of 2 building(s) A+C+D+E,B, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. SHELA/NA/58/A PAIKI 2/. Demarcated by its boundaries..

Longitude	Latitude
72.44923612532945	23.00236888372403
72.44927635846467	23.001445495851996
72.44994422850938	23.00151215775486
72.44987985549302	23.002420731518818

Village SHELA taluka Sanand

District Ahmedabad PIN 380058 admeasuring 4959.0 sq.mts. area being developed by PRATHAM REALTY

Ref: GujRERA Registration Number Applied

Sir,

I/We ASHISHKUMAR BHAVESHBHAI DESAI have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) A+C+D+E,B, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. SHELA/NA/58/A PAIKI 2/Village SHELA taluka Sanand District Ahmedabad PIN 380058 admeasuring 4959.0 sq.mts. area being developed by PRATHAM REALTY

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

(i) M/s./Shri/Smt. Jiken Sureshkumar Mevada as Architect/Engineer

(ii) M/s./Shri/Smt. MAHESH MADHUBHAI KATARIYA 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. 70,25,00,000.00 (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 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 Ahmedabad Urban Development Authority (Planning Authority) is estimated at Rs.70,25,00,000.00 (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	57,06,15,625.00
2	Cost incurred as on Date :09-11-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	57,06,15,625.00
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	12,17,93,906.00
2	Cost incurred as on Date :09-11-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	12,17,93,906.00
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	1,00,90,469.00
2	Cost incurred as on Date :09-11-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,90,469.00
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	ASHISHKUMAR BHAVESHBHAI DESAI
Local Authority licence number	1114ERL0205301394
Local Authority licence no. valid till	02-May-2030
Date of physical visit to the site	15-Nov-2025
Firm Name	ASHISHKUMAR BHAVESHBHAI DESAI
Reason	SITE VISIT DATE is 09.11.2025

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

ENGINEER