

ENGINEER

Nirav Raghubhai Patel (1114ERH18062901176)
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Submitted On: 28-11-2025

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 NB Palm Realty LLP & A-602, Parshwa Luxuria, Opp. Santoor Bunglow,, Ambli-Bopal Road, Vejalpur.

Subject: Certificate of Cost Incurred for Development of NB Palm for Construction of 1 building(s) A+B, Wing(s) NA situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 301/Bhadaj-Hebatpur-Shilaj/--/2/Bhadaj/--/461/B/93. Demarcated by its boundaries..

Longitude	Latitude
72.49045276102703	23.065702184309984
72.49104552921932	23.065452937995595
72.49083095249813	23.065038349043995
72.4905922358958	23.065043284634275
72.48998337444942	23.065275257172768
72.49016844687145	23.06565776420856
72.49038570580166	23.065571391747135

Village Bhadaj taluka Daskroi

District Ahmedabad PIN 380059 admeasuring 5265.0 sq.mts. area being developed by NB Palm Realty LLP

Ref: GujRERA Registration Number Applied

Sir,

I/We Nirav Raghubhai Patel have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) A+B, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. 301/Bhadaj-Hebatpur-Shilaj/--/2/Bhadaj/--/461/B/93 Village Bhadaj taluka Daskroi District Ahmedabad PIN 380059 admeasuring 5265.0 sq.mts. area being developed by NB Palm Realty LLP

1. Following technical professionals are appointed by Owner/Promoter:- NB Palm Realty LLP

- (i) M/s./Shri/Smt. Vidhi Satishbhai Gajjar as Architect/Engineer
- (ii) M/s./Shri/Smt. DHRUV GAJANAND SOMPURA 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. 1,35,00,00,000.00 (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 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 9,23,00,000.00 (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 Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs.1,25,77,00,000.00 (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	1,30,00,00,000.00
2	Cost incurred as on Date :22-11-2025	9,23,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	7
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,20,77,00,000.00
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	5,00,00,000.00
2	Cost incurred as on Date :22-11-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,00,00,000.00
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	Nirav Raghubhai Patel
Local Authority licence number	1114ERH18062901176
Local Authority licence no. valid till	18-Jun-2029
Date of physical visit to the site	28-Nov-2025
Firm Name	Nirav Raghubhai Patel
Reason	Actual site visit date is 22/11/2025

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

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