

FORM-2

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,
Om Sai Developers
TF/2/TOP, Sharda Chamber,
Sheth's Pole, Ratan Pole,
Ahmedabad-380001.

Date:02/10/2023

Subject: Certificate of Cost Incurred for Development of "Om Sai Apartments" for Construction of 1 building of the entire phase GujRERA registration No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08111/EX1/020223 situated on the Plot bearing City Survey No. 1479/2 / Final Plot no. 29+109/1/P / T.P.S. No. 01 (Jamalpur IV Varied)

Demarcated by its boundaries (latitude and longitude of end points)

(Latitude and Longitude:23.01126,72.5870) Applicable Survey Numbers to the North Applicable Survey Numbers to the South Applicable Survey Numbers to the East Public Road to the West of Division Jamalpur-IV Varied village Jamalpur Taluka Ahmedabad District Ahmedabad PIN 380001 admeasuring 847.67 sq. mts. area being developed by Om Sai Developers.

Ref: GujRERA Registration Number:. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08111/EX1/020223

Sir,

I, Hiren M. Thakkar, have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Buildings of the Entire Phase situated on the plot bearing City Survey No. 1479/2 / Final Plot no. 29+109/1/P / T.P.S. No. 01 (Jamalpur IV Varied) of Division Jamalpur-IV Varied village Jamalpur Taluka Ahmedabad District Ahmedabad PIN 380001 admeasuring 847.67 sq. mts. area being developed by Om Sai Developers.

Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) Mr. Siddharth V. Patel as Architect
- (ii) Shri. D.H. Patel as Structural Consultant
- (iii) M/s./Shri NAas MEP Consultant
- (iv) Shri. Hiren M. Thakkar as Quantity Surveyor


HIREN M. THAKKAR
A.M.C. ER. LIC. NO.: 001ERL02032501024
3, F.F. SANIDHYA APPARTMENT,
77, JAGABHAI PARK,
OPP. ASHWAMEGH PEARL,
NEAR RAMBAUG CROSS ROAD,
RAMBAUG, MANINAGAR,
AHMEDABAD-380008.

Project Consultant (Civil) | Consulting Civil Engineer

2. I 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 Hiren M. Thakkar quantity Surveyor appointed by Developer and the site inspection carried out by us.
3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.3,01,16,000 (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 from the Ahmedabad Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on the site inspection by undersigned on 31st August, 2023, the Estimated Cost Incurred till date is calculated at Rs. 1,60,00,000 (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 of the subject project to obtain Occupation Certificate/Completion Certificate from Ahmedabad Municipal Corporation (Planning Authority) is estimated at Rs. 1,41,16,000 (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
Building/Wing called Om Sai Apartments
 (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31.12.2020 date of Registration is 24.02.2021	2,65,66,000
2	Cost incurred as on 31.08.2023	1,24,50,000
3	Work done in Percentage (as Percentage of the estimated cost)	46.87%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,41,16,000
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table – C)	0.00

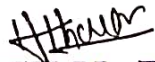

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Table – B

(to be prepared for the entire registered phase of the Real Estate Project)

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 31.12.2020 date of Registration is 24.02.2021	35,50,000.00
2	Cost incurred as on 31.08.2023	35,50,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31.08.2023 not included in the Estimated Cost (Table –C)	0.00

Yours faithfully,

Hiren M. Thakkar

Local Authority License No.: 001ERL02032501024

Licence Valid till Date:25/01/2024

Table – C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	N.A.	-
2	N.A.	-

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