

ASHOK M. MISTRY

Consulting Engineer, Surveyor & Contractor

6/1/2023

FORM 2

ENGINEER'S CERTIFICATE

To

UDAYRAJ CORPORATION

Tulsi gala opp- RAF camp S.P ring road , Near Ramol toll tax booth
s.p ring road moje vastral - ahmedabad-382418.

Subject: Certificate of Cost Incurred for Development of project Tulsi galaxy for Construction of 05 building(s)(Block -A+B,C+D,E+F,G+H,I+J) situated on the Plot bearing **Final Plot no. 19,(R.S no-757-758 of o.p no-19)sub plot-2 of T.p.s No.-114(vastral-Ramol)**

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

22°59'02.14.6"N & 72°39' 45.4"E to the North 22°59'18.09"N & 72°39'46.2"E to the South
22°59'14.2."N & 72°39'48.1"E to the East 22°59'18.4"N & 72°39'49.00"E to the West of moje
vastral, taluka -vatva, District- Ahmedabad PIN 382418 admeasuring 10893.00 sq.mts. area being
developed by Udayraj corporation.

Sir,

I/We Ashokkumar Manjibhai Mistry have undertaken assignment of certifying Estimated Cost for the New Real Estate Project proposed to be registered under GujRERA, being 05 Building(s) of the aforesaid project situated on the plot bearing Final Plot no. 19,(R.S no-757-758 of o.p no-19)sub plot-2 of T.p.s No.-114(vastral-Ramol) moje vastral, taluka -Vatva, District- Ahmedabad PIN 382418 admeasuring 10893 sq.mts. area being developed by **Udayraj corporation.**

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

(i) Shri Ashokkumar Manjibhai Mistry as Engineer

(ii) Shri Jayesh D.Desai as Structural Consultant

ASHOK M. MISTRY

ER. LIC. NO:- 001ERL02072600016

C/501, MADHAV ORCHID S.P. RING ROAD

ODHAV, AHMEDABAD - 382415

Head Office : C-501, Madhav Orchid, Nr. Shreeya Residency,
Vastral- Odhav S.P. Ring Road, Odhav, Ahmedabad.

Subject to Ahmedabad Jurisdiction

- (iii) M/s./Shri/Smt.----- as MEP Consultant
(iv) Shri Ranjit N. prasad as Quantity Surveyor

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 **Ashokkumar Manjibhai Mistry** 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. **25,99,55,040.00** (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 Rs. **25,18,31,445** (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. **81,23,595.00** (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
Building/Wing bearing Number Block- A+B

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/05/2018 date of Registration is	45722880.00
2	Cost incurred as on 31/12/2020	45722880.00
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 _____ not included in the Estimated Cost (Table –C)	0.00


ASHOK M. MISTRY
ER. LIC. NO:- 001ERL02072600016
C/501, MADHAV ORCHID S.P. RING ROAD
ODHAV, AHMEDABAD - 382415

Building/Wing bearing Number Block- C+D

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/05/2018 date of Registration is	45434445.00
2	Cost incurred as on 31/12/2020	45434445.00
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 _____ not included in the Estimated Cost (Table -C)	0.00

Building/Wing bearing Number Block- E+F

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/05/2018 date of Registration is	45434445.00
2	Cost incurred as on 31/12/2020	45434445.00
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 _____ not included in the Estimated Cost (Table -C)	0.00

Building/Wing bearing Number Block- G+H

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/05/2018 date of Registration is	45434445.00
2	Cost incurred as on 31/12/2020	45434445.00
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 _____ not included in the Estimated Cost (Table -C)	0.00

Building/Wing bearing Number Block- I+J

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 05/05/2018 date of Registration is	45434445.00
2	Cost incurred as on 31/12/2020	45434445.00
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 _____ not included in the Estimated Cost (Table -C)	0.00


ASHOK M. MISTRY
 ER. LIC. NO:- 001ERL02072600016
 C/501, MADHAV ORCHID S.P. RING ROAD
 ODHAV, AHMEDABAD - 382415

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 05/05/2018 date of Registration is	32494380.00
2	Cost incurred as on 31/12/2020	24370785.00
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8123595.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	0.00

Yours Faithfully,

ASHOK M. MISTRY

ER. LIC. NO:- 001ERL02072600016

C/501, MADHAV ORCHID S.P. RING ROAD

ODHAV, AHMEDABAD - 382415

Signature of the Engineer

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

Sr. No.	Items	Cost