

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)

DATE: 31/12/2020

To,
MBA DEVELOPERS PRIVATE LIMITED,
"OM SKY"
NEAR ANUSTHAN BUNGLOWS,
SCIENCE CITY ROAD
SOLA. AHMEDABAD – 380060

Subject: Certificate of Cost Incurred for Development of OM SKY for Construction of TWO No. of Building ONE of Entire Project OM SKY situated on the Plot bearing Final Plot no 18, T.P.S No 42, R.S. No. (135+139+140), Sub Plot no. 2/1, F.P NO. 21 AND 20 Land to the North, 18 Mt T.P ROAD to the South, 18 Mt TP Road to the East And Sub plot no. 2/2 land to the West of Division Village- SOLA-THALTEJ, Taluka Ghatlodia, District Ahmedabad is owned by MBA DEVELOPERS PRIVATE LIMITED having its "OM SKY " ADMESSURING 3765 SQ.MT. BEING DEVELOPED BY MBA DEVELOPERS PRIVATE LIMITED.

Ref: GujRERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD
CITY/AUDA/MAA05343/290419

Sir,

I MIHIR PATEL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under OM SKY for Construction of TWO No. of Building ONE of Entire Project OM SKY situated on the Plot bearing Final Plot no 18, T.P.S No 42, R.S. No. (135+139+140), Sub Plot no. 2/1, F.P NO. 21 AND 20 Land to the North, 18 Mt T.P ROAD to the South, 18 Mt TP Road to the East And Sub plot no. 2/2 land to the West of Division Village- SOLA-THALTEJ, Taluka Ghatlodia, District Ahmedabad is owned by MBA DEVELOPERS PRIVATE LIMITED having its "OM SKY " ADMESSURING 3765 SQ.MT. BEING DEVELOPED BY MBA DEVELOPERS PRIVATE LIMITED AS PER THE PLAN.

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

1. Shri MIHIRI PATEL as Engineer
2. Shri JIGAR G SHAH as Structural Consultant
3. Shri as MEP Consultant
4. Shri VISHAL PATEL as Site Supervisor/Clerk of Works

5. 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 **Shri VISHAL PATEL** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

6. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.14,00,00,000/-** (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(s) from the AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
7. **Based on Site Inspection by undersigned on 31/12/2020** date The Estimated Cost Incurred till date is calculated at **Rs. 13,50,00,000/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
8. 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 AMC(Planning Authority) is estimated at **Rs. 50,00,000/-** (Total of Table A and B).
9. 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 BLOCK – A+C or called OM SKY
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/12/2020 date of Registration is	9,00,00,000/-
2	Cost incurred as on 31/12/2020	9,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/12/2020 not included in the Estimated Cost (Table –C)	N/A

TABLE – A
Building/Wing bearing BLOCK – B or called OM SKY
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 31/12/2020 date of Registration is	4,50,00,000/-
2	Cost incurred as on 31/12/2020	4,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0/-
5	Cost Incurred on Additional/Extra Items as on 31/12/2020 not included in the Estimated Cost (Table –C)	N/A

MIHIR PATEL
AMC. ARCH./ER.LIC.NO.096216092381
9809546554 Mail: notionassociates@gmail.com
OPP. HIGH COURT, ACADEMY,
SOLA, AHMEDABAD-380060

TABLE – B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (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 of Registration is	50,00,000/-
2	Cost incurred as on 31/12/2020	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,00,000/-
5	Cost Incurred on Additional/Extra Items as on 31/12/2020 not included in the Estimated Cost (Table –C)	N.A.

Yours Faithfully,

Signature of Engineer

ER. MIHIR PATEL

Local Authority license no : ER-0962160923R1

Local Authority License no. valid till (Date) : 16/09/2023

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Table –C

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

N/A

MIHIR PATEL
AMC, ARCH./ER.LIC.NO.D962160923R1
101/203, UNIVERSE ARCADE,
OPP. HIGH COURT, ACADEMY,
SOLA, AHMEDABAD-380060