

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 OCULUS INFRA & FP 48, NEAR NILAMBER PALMS, 30 MTR CANEL ROAD, BHAYLI.

Subject: Certificate of Cost Incurred for Development of NAVKAR HEIGHTS for Construction of 2 building(s) A+B+C,D+E+F+G+H+I+J, Wing(s)

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10110/A1M/190922 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. .

Demarcated by its boundaries..

Longitude	Latitude
72.50460205550893	23.12488958719143
72.5052806543897	23.12535085857698
72.50603435512288	23.124045974458777
72.50620601649983	23.123927572247265
72.50630525823338	23.123772169186076
72.50622747417195	23.123638966418955
72.50598071094258	23.123594565467194
72.5045805978368	23.124859986834455
72.50459937329991	23.124874787013763

Village taluka Ahmedabad City

District Ahmedabad PIN NA admeasuring 11348.0 sq.mts. area being developed by OCULUS INFRA

Ref: GujRERA Registration Number PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10110/A1M/190922

Sir,

I/We HIMANSHU RAMESHBHAI SHUKLA have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 2 Building(s) A+B+C,D+E+F+G+H+I+J, situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. Village taluka Ahmedabad City District Ahmedabad PIN NA admeasuring 11348.0 sq.mts. area being developed by OCULUS INFRA

1. Following technical professionals are appointed by Owner/Promoter:- OCULUS INFRA

- (i) M/s./Shri/Smt. 9th Street Architects as Architect/Engineer
- (ii) M/s./Shri/Smt. AMEE ASSOCIATES 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. 1,10,00,00,000.00 (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 AUDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 66,82,50,000.00 (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 **AUDA** (Planning Authority) is estimated at **Rs.43,17,50,000.00** (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	41,25,00,000.00
2	Cost incurred as on Date :31-12-2023	41,25,00,000.00
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 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	41,25,00,000.00
2	Cost incurred as on Date :31-12-2023	25,57,50,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	62
4	Balance Cost to be Incurred (Based on Estimated Cost)	15,67,50,000.00
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	27,50,00,000.00
2	Cost incurred as on Date :31-12-2023	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	27,50,00,000.00
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	HIMANSHU RAMESHBHAI SHUKLA
Local Authority licence number	001ERL27112710700
Local Authority licence no. valid till	27-Nov-2027
Date of physical visit to the site	10-Jun-2024
Firm Name	HIMANSHU RAMESHBHAI SHUKLA
Reason	NA

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

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