

SHAKTI SAXENA

Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No 001

Information as on 23-2-2026

Subject: Project OYSTER WALK and applied for RERA Registration No. (Applied for) for Acquisition and Development of land and/or Construction of 5 Towers situated on Plot No. GH-2C OAKWOOD ENCLAVE, SECTOR-1, WAVE CITY demarcated by its boundaries 28°39'54.6"N to the North, 77°29'53.3"E to the East WAVE CITY Tehsil GHAZIABAD, Competent Authority/Development Authority GHAZIABAD DEVELOPMENT AUTHORITY, PIN-201002, admeasuring 23649.85 sq. meter area, being developed by SRSD INFRASTRUCTURE VENTURE LLP and Promotor ID UPRERAPRM445932

I SHAKTI SAXENA have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <Project_Name "OYSTER WALK" Project Id UPRERAPRM445932, situate on the Khasra No/ Plot no _GH-2C OAKWOOD ENCLAVE, SECTOR-1, WAVE CITY of village _____ Tehsil _____ Competent/ Development Authority _____ District Ghaziabad PIN _201002 admeasuring 23649.85 sq.mts area being developed by SRSD INFRASTRUCTURE VENTURE LLP . Promotor ID UPRERAPRM445932

1. Following technical professionals were appointed by me for verification / certification of the cost: -

(i) Shri ANUJ PRABHAKAR _____ as Architect

(ii) Shri AJAY GUPTA _____ as Structural Consultant

(iii) Shri ANAND HAVELIA _____ as MEP Consultant

(iv) Shri RAM AVTAR YADAV _____ as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(in Rs Lac)

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	-					
2	Total Number of Basement and Plinth	58,98,20,000.00					
3	Total Number of Podiums	-					
4	Stilt Floor	104014953.9					
5	Total Number of Slabs of Super Structure	1,93,64,62,527.66					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	81,01,43,250.00					
7	Sanitary Fittings within the Flat/Premises,	34,56,71,357.00					
8	Electrical Fitting within the Flat/Premises	14,36,08,930.00					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	6,50,00,000.00					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	29,98,14,761.00					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	10,75,00,000.00					

12	Compliance to conditions of environmental/Fire NOC. Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	15,00,00,000.00					
TOTAL		4,55,20,35,779.56					

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project (in Rs Lac)							
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Internal Roads & Footpaths	6,50,00,000.00					
2	Water Supply/Drinking Water Facilities	3,00,00,000.00					
3	Sewerage (chamber, lines, Septic Tank, STP)	1,88,00,000.00					
4	Storm Water Drain	1,00,00,000.00					
5	Landscaping & Tree Planting	10,50,00,000.00					
6	Street Lighting	1,50,00,000.00					
7	Community Buildings	67,27,50,000.00					
8	Treatment & Disposal of Sewage and Sullage water /STP	2,00,00,000.00					
9	Solid Waste Management & Disposal	50,00,000.00					
10	Water Conservation, Rainwater Harvesting	70,00,000.00					
11	Energy Management/Use of Renewable Energy	2,50,00,000.00					
12	Fire Protection and Fire Safety Requirements	18,73,61,406.00					
13	Electrical Sub Station, Control Panel & Meter Room	107500000					
14	Receiving Station						
15	Plan of Development Works						
16	Emergency Evacuation Services	8,73,75,000.00					
17	Common Facilities in Basement	252780000					
18	Others, if any (please specify)	89,98,83,269.00					
TOTAL		2,50,84,49,675.00					

3. We estimate the Total Cost for completion of the project under reference as Rs. Seven Hundred Six Crore Four Lakhs Eighty Five Thousand Four Hundred Fifty Four Rupees (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till Now is Rs. Zero (Total of column no. 7 in Tables A1, A2.... and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully

 SHAKTI SAXENA
 Signature & Name (IN BLOCK LETTERS) of Engineer
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