


Annexure B

Engineer's Certificate²		
Report for quarter ending		APRIL- JUNE 2023
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.	
Sr. No.	Particulars	Information
1.	Project	OLD NAME "LA CENTRAL" NEW NAME" THE CENTRE POINT"
2.	Location	Sector-74A, Gurugram
3.	Licensed area in acres	2.29375 Acres
4.	Area for registration in acres	2.29375 Acres
5.	HARERA Registration No.	48 of 2020
6.	Name of licensee	M/s Ocean Capital Market Ltd.
7.	Name of collaborator	M/s Divine Vision Infra retail Pvt. Ltd.
8.	Name of developer	M/s Divine Vision Infra retail Pvt. Ltd.
2.	Details related to inspection are as under	
1.	Date of certifying of percentage of construction work/ site inspection	73%
2.	Name of engineering firm/ individual	Individual
3.	Date of site inspection	10/7/2023

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Abhinav Sharma
	2.	Structural consultant	Mr. Sharad Gupta
	3.	Proof consultant	N.A
	4.	MEP consultant	Mr. Hardeep Singh
	5.	Quantity surveyor	N.A
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural 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 the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.		
	1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and table B) 366.21 Lacs
	2.	Estimated cost incurred till date (based on site inspection)30/06/2023	359.693 Lacs
	3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana	6.517 Lacs
5.	The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the being the competent authority under whose jurisdiction the aforesaid project is being implemented.		

6.	The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.
8.	I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard
9.	I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;

Date	: 10/07/2023	<p>Yours faithfully, For Divine Vision Infra-Retail Pvt. Ltd.</p>  <p>Authorised Signatory/Director</p> <p>ABHINAV SHARMA</p>
Place	: GURUGRAM	
Local authority license No.	:	

***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 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 component of work with specifications are indicative and not exhaustive.

For Divine Vision Infra-Retail Pvt. Ltd.

Authorised Signatory/Director

Table - A		
Building/ Tower No.		N.A
Name of the building/ tower if any		N.A
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total estimated cost of the building/ tower as per registration No._____ comes to	N.A
2.	Total expenditure on the project/ phase	N.A
3.	Percentage of work done with reference to total estimated cost	N.A
4.	Balance estimate cost to be incurred on the project	N.A
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	N.A

Table -B			
Internal & External development works in respect of the entire project			
Sr. No.	Particulars	Amount (Rs. in lacs)	
		External development works	Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on 31/12/2020		366.21 Lacs
2.	Expenditure incurred as on 31/06/2023		359.693 Lacs
3.	Work done in percentage (as percentage of the total estimated cost)		73%
4.	Balanced cost to be incurred (based on estimated cost)		6.517 Lacs
5.	Cost incurred on additional/ extra items as on <u>ADMIN COST</u> not included in the estimated cost (table-D)		173.101 Lacs

Table - C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on date of registration	1194.79
2.	EDC, IDC paid so far as on 31/12/2022	470.44
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	39.37%
4.	Balance EDC/ IDC to be paid with interest	724.35

Table - D		
List of extra/ additional items executed with cost.(which were not part of the original estimate of total cost)		
Sr. No.	Particulars	Amount (Rs. in lacs)
2	Cost incurred on additional/ extra items as on ADMIN COST not included in the estimated cost	11.6124 Lacs

Note: (*) extend as per requirement

FOR OFFICE USE ONLY			
1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks
2.	The % of the work done as on date	The % of work to be done by this time as per original projection	The deviation if any with remarks

For Divine Vision Infra-Retail Pvt. Ltd.

 Authorised Signatory/Director