

no.01

ENGINEER'S CERTIFICATE (On Letter Head)

Date 04-01-2021

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of Project "Civitech Strings " No. of Building(s) / 07 Block(s) of the Single Phase of the Project [UPRERA Registration ID- ID179109] situated on the Khasra No/ Plot no GH-02 B, SECTOR 12, GREATER NOIDA Demarcated by its boundaries (latitude and longitude of the end points) 28-33-55.17 to the North 28-33-55.17 to the South 77-28-57.62 to the East 77-28-57.62 to the West of Greater Noida Gautam Budh Nagar Tehsil Competent/ Development authority Greater Noida Authority District Gautam Budh Nagar PIN 201301 admeasuring 18000 sq.mts. area being developed by [M/S SAG REALTECH PVT. LTD.]

I/We OPTIMIZATION CONSULTANTS have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the "Civitech Strings" Building(s) / 07 Block/ Tower (s) of SINGLE Phase of the Project, situated on the Khasra No/ Plot no GH-02B SECTOR 12 GREATER NOIDA of village _____ tehsil GAUTAM BUDH NAGAR competent/ authority GREATER NOIDA AUTHORITY District 201301 PIN _____ admeasuring 18000 sq.mts. area being developed by [M/S SAG REALTECH PVT. LTD.]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- M/s/Shri/Smt RD DESIGN ATRIUM as L.S. / Architect ;
- M/s/Shri/Smt OPTIMIZATION CONSULTANTS as Structural Consultant
- M/s/Shri/Smt PROION CONSULTANTS as MEP Consultant
- M/s/Shri/Smt Sachin Kaushik as Site Supervisor

2. The project is new and proposed project. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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.

3. We estimate the Total Cost for completion of the project under reference as Rs.1499156494 (Total of S.No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 04-01-2021 is calculated at Rs. 0000 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost incurred is calculated based on 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 the Competent Authority is estimated at Rs. 1499156494 (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30-09-2027 date is as given in Tables A and B below :

Table A-1 (TOWER-A)

Building/Wing/Tower bearing Number TOWER-A or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	11,59,10,640
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	11,59,10,640
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-



5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-6 (TOWER-F)

Building/Wing/Tower bearing Number _____ TOWER-F _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	11,59,10,640
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	11,59,10,640
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-7 (TOWER-G)

Building/Wing/Tower bearing Number _____ TOWER-G _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1,60,07,310
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,60,07,310
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-8 (NON-TOWER)

Building/Wing/Tower bearing Number _____ NON TOWER _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	26,45,80,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	26,45,80,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). (including club building)	9,62,10,000
2	Cost incurred as on (based on the actual cost incurred as per records)	-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-



6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-2 (TOWER-B)

Building/Wing/Tower bearing Number _____ TOWER-B _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	22,09,76,802
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22,09,76,802
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-3 (TOWER-C)

Building/Wing/Tower bearing Number _____ TOWER-C _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	22,42,92,150
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22,42,92,150
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-4 (TOWER-D)

Building/Wing/Tower bearing Number _____ TOWER-D _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	22,42,92,150
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22,42,92,150
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-5 (TOWER-E)

Building/Wing/Tower bearing Number _____ TOWER-E _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	22,09,76,802
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	-
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22,09,76,802



ANNEXURE-A

DETAIL OF CONSTRUCTION COST			
BUILDING	AREA	RATE RS/SQMT.	TOTAL COST
TOWER-A	9160	12654	11,59,10,640
TOWER-B	17463	12654	22,09,76,802
TOWER-C	17725	12654	22,42,92,150
TOWER-D	17725	12654	22,42,92,150
TOWER-E	17463	12654	22,09,76,802
TOWER-F	9160	12654	11,59,10,640
TOWER-G	1265	12654	1,60,07,310
NON TOWER	26458	10000	26,45,80,000
CLUB BUILDING	1045	18000	1,88,10,000
EXTERNAL & INTERNAL DEVELOPMENT	18000	4300	7,74,00,000
TOTAL COST			1,49,91,56,494



4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	9,62,10,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheet for the cost calculations)		

Signature of Engineer 

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