

Sunil Kumar Jain

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Form-'R'

ENGINEERS CERTIFICATE

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

Date:-14/01/2020

Subject: - Certificate of Percentage for Completion of Construction Work of "CHARMS CASTLE" six no. Towers namely "A, F, G, H₁, H₂ & I" & one no. Commercial Block namely 'C' and EWS of the 2nd Phase of the Project [UPRERA Registration Number UPRERAPRJ6777] situated on the Khasra No. 1055, 1056 & 1099 demarcated by its boundaries (latitude and longitude of the end points) 28'42'1.55"N to the North 77'25'30.30"E to the South 28'42'1.55"N to the East 77;25;30.30"E to the West of village Noor Nagar, Tehsil Ghaziabad, Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201017 admeasuring 22,522 sq.mts. area & 2,485 sqmt for EWS/LIG being developed by M/s Charms India Pvt. Ltd. (Mr. Sanjay Singhal).

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage for Completion of construction work of above mentioned being developed by Promoter M/s Charms India Pvt. Ltd. [Mr. Sanjay Singhal].

1. Following technical professionals are appointed by owner/ Promoter:-
 - a. M/s. Space Designers International, as L.S. / Architect ;
 - b. Shri Vikas Kumar Garg as Structural Consultant;
 - c. M/s. Consumate Engineering Services (P) Ltd. as MEP Consultant;
 - d. Shri Dharmender Kumar as Project Engineer.
2. The project is still ongoing. 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 plans/ information made available to us for the project under reference by the Promoter and 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.22,407/- lacs [Total of s.no. 1 in Tables 'A' & 'B'] including cost of development of common facilities excluding land cost etc.. 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 on construction till 31/12/2019 is calculated at Rs.8,079/- lacs [Total of s.no. 2 in Tables 'A' & '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. 14,328/- Lacs only [Total of s.no. 4 in Tables 'A' & 'B'].
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-



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Table "A"

[For towers "A,F,G,H1,H2 & I"; one Commercial & EWS Block-[UPRERAPRJ6777]

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 19,434/-
2	Cost incurred as on 31/12/2019 (Based on estimated cost)	Rs. 7,421/-
3	Work done in percentage (As percentage of original estimated cost)	38.18 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 12,013/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	38.18 %

Table-"B"

Internal & External Development works and common amenities for entire project

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs.2,973/-
2	Cost incurred as on 31/12/2019 (Based on estimated cost)	Rs. 658/-
3	Work done in percentage (As percentage of original estimated cost)	22.13 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,315/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	22.13 %

This certificate is issued on specific request of M/s charms India Pvt. Ltd. (Promoter) for UPRERA Compliance & based on information/drawings made available to us..

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