



MAGNET CONSORTIUM

Reliability Beyond Expectation.....

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ENGINEER'S CERTIFICATE

Date 06.07.2018

Subject: Certificate of Percentage of Completion of Construction Work of Tower A, B, C and Vault of building, of the Project of OASIS VENETIA HEIGHTS [UPRERA Registration No. UPRERAPRJ1646] situated on the Plot No. HRA-12A Demarcated by its boundaries (latitude and longitude - 28.51428, 77.5225909) 6m Green Belt to the North PLOT NO. HRA-12B to the South, 6 M WIDE GREEN BELT to the East, 12 M WIDE ROAD to the West to the West of village Gulistanpur, Tehsil Sadar Competent/ Development authority UPSIDC District G.B. Nagar (U.P.) PIN 201310 admeasuring 10742.60 sq.mts. area being developed by M/s Oasis buildmart (India) Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promotor :-

1. Mr. Sanjay Singh
2. Mr. Vinay Gupta
3. Mr. Nitin Kochar
4. Mrs. Rakesh Bati Nagar

I/We Er. Himanshu Mittal (Prop. M/s Magnet Consortium) have undertaken assignment as project Engineer for certifying percentage of completion work of Project OASIS VENETIA HEIGHTS [UPRERA Registration No. UPRERAPRJ1646] situated on the Plot No. HRA-12A Demarcated by its boundaries (latitude and longitude - 28.51428, 77.5225909) 6m Green Belt to the North PLOT NO. HRA-12B to the South, 6 M WIDE GREEN BELT to the East, 12 M WIDE ROAD to the West to the West of village Gulistanpur Tehsil Sadar Competent/Development authority UPSIDC District G.B. Nagar (U.P.) PIN 201310 area. being developed by M/s Oasis Buildmart (India) 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:

(i) M/s/Shri Vishal Sharma (CERTIFICATE NO. CA/98/23261), Confluence Consulting Services as Architect

(ii) M/s/Shri GULAM SARWAR as Structural Consultant

(iii)M/s/Shri PRAMOD KUMAR (PLUMBING & FIRE), Mr. DHARAMPAL ARORA
(ELECTRICAL) as MEP Consultant

(iv)M/s/Shri Sanjeev Rana as Site Supervisor

PANEL VALUER :

- | | |
|-----------------------|-------------------------|
| ● Allahabad Bank | ● J & K Bank Ltd. |
| ● Axis Bank | ● Punjab National Bank |
| ● Bank of India | ● Syndicate Bank |
| ● Bank of Maharashtra | ● State Bank of Patiala |
| ● Canara Bank | ● UCO Bank |
| ● Corporation Bank | ● Wealth Tax |

SERVICES :

- Valuation of Properties For Bank, Visa & Auction
- Estimation, Costing, Drawing & Design
- Chartered, Engineer, Certification
- Lender Engineer Work
- Diagnostic Study Reports For SME
- Project Consultancy

Note:- SUBJECT TO GREATER NOIDA JURIDICITION ONLY.

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 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. 81.25 Crore (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 30/06/2018 is calculated at Rs. 66.62 Crore (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. 14.63 Crore (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 30/06/2018 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number A, B, C & Vault

(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 Crore
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	54.16
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	47.66
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	88%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6.5
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	1
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	88%



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 Crore
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).	27.08
2	Cost incurred as on (based on the actual cost incurred as per records)	18.96
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	8.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 1.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	71%

Signature of Engineer

Name

Er. Himanshu Mittal

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