



Ar. Satvik Goel

Chief Architect & Principal Consultant
(Registration No. CA/2016/76212)

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Govt. Approved Valuer
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Dated : 08.03.2021

ENGINEER'S CERTIFICATE

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

Certificate of Percentage of Completion of Construction Work of 01 Towers of proposed Proshops/ Auditorium/ IT Centre/ Admin Block for Housing Project 'Migsun Galleria' situated on the Plot No. REP-02, Sector-27 demarcated by its boundaries (latitude and longitude of the end points) 28°28'42"N and 77°31'42"E to the North, 28°28'41"N and 77°31'37"E to the South, 28°28'40"N and 77°31'38"E to the East, 28°28'43"N and 77°31'41"E to the West of sector-27, Greater Noida with Uttar Pradesh Awastha Vikas Parishad District Greater Noida PIN 201310 admeasuring 10115 sq.mts. as Plot Area being developed by M/S Royal Golf Link City Projects Pvt. Ltd.

I, V. K. Dhama, has undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 01 Tower (s) of the Project 'Migsun Galleria', situated on the Plot No. REP-02, Sector-27 Greater Noida with Uttar Pradesh Awastha Vikas Parishad District Greater Noida PIN 201310 admeasuring 10115 sq.mts. as plot area being developed by M/S Royal Golf Link City Projects 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 SPACE DESIGNERS INTERNATIONAL as Architect
- (ii) M/s NNC Design International as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Shyam Kwatra 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 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. 5010 Lacs (Total of S.No. 1 in Tables A) 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.





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4. The estimated actual cost incurred till date 08.03.2021 is calculated at Rs. 00 Lacs (Total of S. No. 2 in Tables A). 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. 5010 Lacs (Total of S.No. 4 in Tables A).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 25.01.2021 date is as given in Tables A and B below :

| Table A | | |
|---------|--|---------------|
| BLOCK A | | |
| S.No. | Particulars | Amounts (Rs.) |
| 1 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 5010 Lacs |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | 00 Lacs |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) | 0 % |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | 5010Lacs |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | NIL |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5) | 0% |





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TABLE B

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

| Sl. No. | Particulars | Amounts (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). | 300 Lacs |
| 2 | Cost incurred as on (based on the actual cost incurred as per records) | 0 Lacs |
| 3 | Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$ | 0 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | 300 Lacs |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | Nil |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$ | 0 % |



Signature of Engineer / Valuer

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