

## ENGINEER'S CERTIFICATE (On Letter Head)

**Subject: Certificate of Percentage of Completion of Construction/Development Work of 3 Tower( 162 Flat) 52 Plot/Villas of Project "SOBTI SAPPHIRE" [UPRERA Registration Number A/F ] situated on the Chak Noin Chak No. 47 – Gata No. 66 Min, 67 Min,106 Min.,108 Min., 109, 110 Min. ,111, 112, 113 Min., 116 Min. & 117 Min. & Chak No. 360 – Gata No. 140, 142 Min & 143 Min. Demarcated by its boundaries 28.974849 and 79.366153 (latitude and longitude of the end points) to the North to the South, to the East to the West of village Dibidiba Tehsil Bilaspur Competent/ Development authority Zila Panchayat, Rampur District Rampur PIN 244 923 admeasuring 49106.874 Sq.Mts. area being developed by Sobtis Buildwell Limited.**

We V.D. Sharma undertaken assignment as Prjct Engineer fo certifying Percentage of Completion Construction/ Development Work of 3 Tower( 162 Flat) 52 Plot/Villas of Project "SOBTI SAPPHIRE" [UPRERA Registration Number A/F ] situated on the Chak Noin Chak No. 47 – Gata No. 66 Min, 67 Min,106 Min.,108 Min., 109, 110 Min. ,111, 112, 113 Min., 116 Min. & 117 Min. & Chak No. 360 – Gata No. 140, 142 Min & 143 Min. Demarcated by its boundaries 28.974849 and 79.366153 (latitude and longitude of the end points) to the North to the South, to the East to the West of village Dibidiba Tehsil Bilaspur Competent/ Development authority Zila Panchayat, Rampur District Rampur PIN 244 923 admeasuring 49106.874 Sq.Mts. area being developed by Sobtis Buildwell Limited.

**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) Shri Anoj Tevatia as L.S. / Architect ;
- (ii) Shri V.D. Sharma as Structural Consultant
- (iii) Shri. V.S. Kukreja as MEP Consultant
- (iv) Shri. Girish Babu Gupta 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.



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M.E. (Struct.), FIE,  
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3. We estimate the Total Cost for completion of the project under reference as Rs. 34020.00 Lakhs (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 15th July 2023 is calculated at Rs. 0.00 Lac (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. 34020.00 Lac

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. 34020.00 Lac (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 31.08.2028 date is as given in Tables A and B below :

**Table A**  
Building/Wing/Tower

S.No.	Particulars	Amounts in Lacs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 29020.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 29020.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.00%
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

  
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**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 Lacs
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).	Rs 5000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0.00
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 5000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100 )	0.00%
<b>(Enclose separate sheet for the cost calculations)</b>		

FOR OPTIMUM DESIGN PVT. LTD.



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