

RAMESH CHAND JAIN

M.I.E. (CIVIL), F.I.V.

CHARTERED ENGINEER

No.- M-063544-2

CONSULTING CIVIL ENGINEER

Govt. registered & Approved Valuer from

Ministry Of Finance For Income Tax.

Registration No.:- V-12/2007- 08,

R C Jain & Associates

H.O.: II-A/157, Nehru Nagar, Ghaziabad (U.P.),201001,

Phone: 0120- 4377246

B.O.: 520, Patparganj Ind. Area, Delhi-110092,

Phone: 011 - 22149191,

Mobile: 9871 670 404 ,

Email – ramesh160844@gmail.com

ARCHITECTS, ENGINEERS & GOVT. APPROVED VALUERS*** Panel Valuer of PUNJAB NATIONAL BANK & BANK OF INDIA *****Ref. No. – JULY- 04D / RCJA / Val /UPRERA/ Carol Infra / T-17 /River Ht. GZB DATED: 04.07.2018****ENGINEER'S CERTIFICATE****(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 Tower 17 of the Project River Heights [UPRERAPRJ3325], situated on the Khasra No/ Plot No. - 548, 549, 553 & 557 Demarcated by its boundaries Latitude 28 degree 42' 3.31" , Longitude 77 degree 24' 53", Village: Noor Nagar, Development authority GDA District Ghaziabad, admeasuring 11,474.262 Sq.M. area being developed by Carol Infrastructure Private Ltd.

I RAMESH CHAND JAIN M.I.E. (Civil), F.I.V. have undertaken assignment as **CHARTERED ENGINEER** of certifying Percentage of Completion Work of **Tower 17 of the Project River Heights** , situated on the Khasra No/ Plot No. 548, 549, 553 & 557 of village Noor Nagar , Development authority GDA District Ghaziabad PIN admeasuring **11,474.262 sq.mts. area** being developed by **Carol Infrastructure Private Ltd.**

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

(i) **Shri Navdeep Sethi as L.S. / Architect ;**

(ii) **Shri Sanjay Jaiswal as Structural Consultant**

(iii) **Shri S.C. Mehta as MEP Consultant**

(iv) **Mr. Vishal Srivastava as Site Supervisor**

2. The project has been completed. 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.7,086.27 Lac** (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.

ARCHITECTS, ENGINEERS & GOVT. APPROVED VALUERS*** Panel Valuer of PUNJAB NATIONAL BANK & BANK OF INDIA ***

- 4.** The estimated actual cost incurred till date 04/07/18 is calculated at **Rs.7,086.28 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.
- 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. 0.00 (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 31/12/2018 date is as given in Tables A and B below :

TABLE- A

	Building/Wing/Tower bearing Number Tower 17	
	(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	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	4,844.73
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	4,844.73
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	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	Amount in Lac 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).	2,241.55

RAMESH CHAND JAIN

M.I.E. (CIVIL), F.I.V.

CHARTERED ENGINEER

No.- M-063544-2

CONSULTING CIVIL ENGINEER

Govt. registered & Approved Valuer from

Ministry Of Finance For Income Tax.

Registration No.:- V-12/2007- 08,

R C Jain & Associates

H.O.: II-A/157, Nehru Nagar, Ghaziabad (U.P.),201001,

Phone: 0120- 4377246

B.O.: 520, Patparganj Ind. Area, Delhi-110092,

Phone: 011 - 22149191,

Mobile: 9871 670 404 ,

Email – ramesh160844@gmail.com

ARCHITECTS, ENGINEERS & GOVT. APPROVED VALUERS*** Panel Valuer of PUNJAB NATIONAL BANK & BANK OF INDIA ***

2	Cost incurred as on (based on the actual cost incurred as per records)	2,241.55
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100 %
	(Enclose separate sheet for the cost calculations)	

SIGNATURE OF ENGINEER

Name	RAMESH CHAND JAIN M.I.E. (Civil), F.I.V. CHARTERED ENGINEER	
Address	: II – A/157, NEHRU NAGAR, GHAZIABAD (U.P.) Mob: 9871670404	
Aadhar No.	: 5940 8393 1703	
PAN No.	: ABPP J1587P	
ENCLOSURES	: SITE PHOTO SHEET= 1 Nos.(01/01)	
	<i>Annexure A</i>	
	<i>List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)</i>	

RAMESH CHAND JAIN

R C Jain & Associates

II - A / 157, NEHRU NAGAR, GHAZIABAD (U.P) – 201 001

Phone: 0120- 4377246, Mobile: : 9871 670 404

*** PANEL VALUER OF PUNJAB NATIONAL BANK & BANK OF INDIA ***

Ref. No. – JULY- 04D / RCJA / Val /UPRERA/ Carol Infra / T-17 /River Ht. GZB Dt.: 04.07.2018

**ADDRESS
OF THE
PROPERTY**

: Construction Work of Tower 17 of the Project River Heights
Village: Noor Nagar , Development authority GDA,
Distt.: Ghaziabad (U. P.)

01/01



**TOWER VIEW
OF THE PROJECT
RIVER HEIGHTS**