



R. S. BUILTWELL PVT. LTD.

(A Samiah International Group Company)

SAMIAH HOUSE, B1/64, Commercial Complex, Sector-50, Noida (U.P)

Ph. : 95120-4340456-59 Fax: 95120-4340460

E:mail :info@samiahinternational.com website :samiah.net

ENGINEER'S CERTIFICATE

Reference no.-Sam01-UPRERA-certificate05-Engineer-2018

Date-30th Jun 2018

Certificate of Percentage of Completion of Building/Apartment/Shop Tower/Block/Building(s) BLOCK-A1, BLOCK-A2, BLOCK - B1 AND BLOCK B2 situated on Plot no. RHO-1, PLOT NO. 397 demarcated by its boundaries (latitude and longitude of the end-points) to the North 28.457571, to the South 77.545881, to the Greater Noida, Gautam Budh Nagar, U.P. Competent Authority/Development Authority, District GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY , PIN 201310, admeasuring 9735 sq. meter area, being developed by M/S R. S. BUILTWELL PRIVATE LIMITED having RERA Registration No. UPRERAPRJ7474

1. I, Mahesh Verma have undertaken Engineer of certifying Percentage of Completion Work of Bharat Overseas Castle at E-3/GH-03.04 & 05 demarcated by its boundaries, Amrpali Yojna Lucknow,-226024 Competent/ Development authority Uttar Pradesh Awass and Vikas Parishad District Lucknow, PIN-226017 admeasuring 9156 sq. mts. area being developed by Samiah International Builders Limited.

• Following technical Professionals are appointed by ARG Infrastructure Private Limited

(i) Tejveer Mann as Architect.

(ii) Mr. Mujumdar as Structural designer

(iii) MEP Consultant (not Appointed)

(iv) Mr. Aamir Jamal Khan as Engineer in charge (Samiah International Builders Limited).

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.51,21,00,000/- (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 June 2018 is calculated at Rs. 36,42,42,448 (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. 18,78,03,691_(Total of S.No. 4 in Tables A and B).



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Table A1		
Building/Wing/Tower A1		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 11,59,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 9,27,20,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 2,31,80,000
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)	80%

Table A2		
Building/Wing/Tower A2		
(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 8,80,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 66,60,00,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	75%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 2,20,00,000/-
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)	75%

Table A3		
Building/Wing/Tower B1		
(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 8,12,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 5,27,80,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	65%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 6,84,20,000/-
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)	65%



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Table A4		
Building/Wing/Tower B2		
(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 18,05,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 15,27,42,448/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84.62%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 2,77,57,552/-
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)	84.62%

Table A		
Building/Wing/Table A1+ Table A2+ Table B1+ Table B2		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 46,56,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 36,42,42,448/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	78.23%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs14,13,57,552/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	78.23%

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
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).	Rs4,65,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs4,65,00,000/-
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)	0

Annexure-A

Since construction work is going on Annexure A is not applicable in 56.14%. Construction work