



An ISO-9001-2008 Company
Regd. No. U74200 DL2008PLC184617

FORM-R

(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 Nx-One No. of Building(s)/ 05 Block(s) of the I Phase of the Project [UPRERAPRJ4746] situated on the Khasra No/ Plot no 17 , Sector Tech Zone IV Greater Noida West Demarcated by its boundaries (latitude and longitude of the end points) 28°36'09" N 77°26'02" E to the North 28°35'55" N 77°25'54" E to the South 28°36' 02" N 77°26'06" E to the East 28°36' 02" N 77°25'49" E to the West of village Gautam Buddha Nagar Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida Authority District Gautam Buddha Nagar PIN 201301 admeasuring 90019 sq.mts. area being developed by S.P.SAI.IT.PVT. LTD



I, Lokesh Kumar Tyagi, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Nx-One Building(s)/ 05 Block/ Tower (s) of I Phase of the Project, situated on the Khasra No/ Plot no Plot no 17 , Sector Tech Zone IV Greater Noida West of Gautam Buddha Nagar Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201301 admeasuring 90019 sq.mts. area being developed by S.P.SAI.IT.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.



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

- (i) M/s/Shri/Smt Ashok Narayan Pandit as L.S. / Architect ;
- (ii) M/s/Shri/Smt Lokesh Kumar Tyagi as Structural Consultant
- (iii) M/s/Shri/Smt C P Vidhya Associates as Plumbing & fire Consultant
- (iv) M/s/Shri/Smt Dew Point Consultants Pvt Ltd. as HVAC Consultant
- (v) M/s/Shri/Smt AMPOWER Consultancy Services as Electrical Consultant
- (vi) M/s/Shri/Smt Jitendra Kumar Verma 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. **800 Cr.** (Total of S.No. 1 in Tables A1,A2,A3,A4 and B+ S.No. 7 (Land Cost) 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 **31/03/2018** is calculated at Rs. **181.67 Cr.** (Total of S. No. 2 in Tables A1,A2,A3,A4 and B + S.No. 7 (Land Cost). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Construction/Completion of balance work 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. **618.33 Cr.**



6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **31/03/2018** date is as given in Tables A and B below :

7. Land Cost = **35.6 Cr.**

JAS-ANZ



LKT Engineering Consultants Limited

63/12A, IInd Floor, Main Rama Road, Opp. Kirti Ngr. Metro Stn., New Delhi- 110015, India
Tel: +91 11 45565818, Fax: +91 11 45585814, www.lktengineering.com



Registered Office: 10/49, Subhash nagar, New Delhi-110027, India

Table A 1Building/Wing/Tower bearing Number - **Tower 2**

(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 Cr.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	129
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	29.07
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	22.5
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	99.93
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	Nil
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A 2Building/Wing/Tower bearing Number - **Tower T3 & T4**

S.No.	Particulars	Amounts (In Cr.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	201
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	70
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	34.8
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	131
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	Nil
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A 3Building/Wing/Tower bearing Number - **Dot Com (Commercial & Facility)**

S.No.	Particulars	Amounts (In Cr.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	96.43
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	10.1
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	10.5
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	86.33
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A 4

Building/Wing/Tower bearing Number - **Residential (Block-A,Block-B, Block-C, Block-D)**

S.No.	Particulars	Amounts (In Cr.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	72
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	36.65
3	Value of Work done In Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	50.90
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	35.4
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *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	Amounts (In Cr.)
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).	13
2	Cost incurred as on (based on the actual cost incurred as per records)	0.25
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	1.92
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	12.75
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheet for the cost calculations)		

Note : Cost for Buildings not started as on date not included in the table above.

Signature of Engineer

Name

Address

Aadhar No.

PAN No.


LOKESH KUMAR TYAGI
M. Tech (Structures)
A-517051/7
75, Rajouri Apartment,
Rajouri Garden, New Delhi-27

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)