

RAJIV JAIN

B.E. (CIVIL), F.I.E.

Address: -

200/12, G-2, Sector-3A,
Rachna, Vaishali,
Ghaziabad (U.P.)-201010
Mob.- 8750382222

Date:- 16.03.2021

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

Subject: - Certificate of Registration of the Project "URBAN ROYALE" Building/Two Block of the "J & L" & KIOSK Affordable Housing situated on the Khasra No. 2243, 2244, 2246, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403 & 2406 Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries (Latitude 28°38'32.48"N & 28°38'45.73"N and Longitude 77°29'20.45"E & 77°29'10.76"E of the end points) other property to the North, others property to the South 45M wide Mater Plan Road to the East and village SHAHPUR BAMHETA to the West. Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 4669.80 sq.mts. area being developed by M/s SHUBHHOMES REALCON PRIVATE LIMITED.

I Rajiv Jain have undertaken assignment as Licensed Surveyor of certifying Estimate of the Project "URBAN ROYALE" Building/Two Block of the "J & L & KIOSK" Affordable Housing situated on the Khasra No. 2243, 2244, 2246, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403 & 2406 Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh admeasuring 4669.80 sq.mts. area being developed by M/s SHUBHHOMES REALCON PRIVATE 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) Mr.UdayPande as Architect for Nivedita and Uday Pande Consultants (NUPC)
- (ii) Mr. Gulam Sarvar as structural Consultant for Keen Associates Pvt. Ltd.
- (iii) Mr. Tanveer Hussain as MEP Consultant Nivedita and Uday Pande Consultants
- (iv) Mr. Rajiv Aggarwal as Site Supervisor

2. The project is new. We have estimated the cost of the completion of the civil, MEP and allied works, of the Buildings of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by


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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. 24,75,25,655/- (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 16.03.2021 is calculated at Rs. 55,00,000/- (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 Buildings of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 24,20,25,655/- (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 16.03.2021 date is as given in Tables A and B below :
Building/Wing/Tower bearing Number- J & L & KIOSK.

TABLE A

S. No.	Particulars	Amounts	Tower J	Tower L	KIOSK
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs	12,13,56,803/-	12,14,18,852/-	18,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	24,75,000.00	24,75,000.00	5,50,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	2.04%	2.04%	30.56%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	11,88,81,803/-	11,89,43,852/-	12,50,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0.00	0.00	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	2.04%	2.04%	30.56%


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TABLE B**Internal & External Development works and common amenities**

S. No.	Particulars	Amounts	Tower- J	Tower- L	KIOSK
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	13,75,000/-	13,75,000/-	2,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs	0.00	0.00	0.00
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	0%	0%	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	13,75,000/-	13,75,000/-	2,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0.00	0.00	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	0%	0%	0%

Signature of Engineer

RAJIV JAIN**B.E. (CIVIL)****F.I.E. (F-125206-9)****CHARTERED ENGINEER**

Name

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3A, Rachna, Vaishali, Ghaziabad

(License No F-125206-9 of Authority Institutions of Engineers)