



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 **GALAXY NORTH AVENUE (Tower-G)** (No. of Building (s)/ 01 Block(s) of the 1 Phase of the Project [UPRERA Registration Number] **IPRERAPRJ5458** situated on the Khasra No / Plot no **GC -3, GH01, GAUR CITY -1, SECTOR-4, GREATER NOIDA (WEST), U.P.** Demarcated by its boundaries (latitude and longitude of the end points) (28 °36' 57.06"N, 77 °25' 37.10"E) to the North (28 °36' 50.35"N, 77 °25' 35.80"E) to the South (28 °36' 52.54"N, 77 °25' 39.63"E) to the East (28 °36' 54.87"N, 77 °25' 32.87"E) to the West of village Haibatpur Tehsil **GAUTAM BUDH NAGAR** Competent / Development authority **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY** PIN 201301 admeasuring 6220 sq.mts. area being developed by **Galaxy International Realtech Pvt Ltd**

I/We **Creative Consultants & Engineers (Amit Chaudhary)** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the **Galaxy North Avenue Building(s)/ 1 Block/ Tower (s)** of the Project, situated on the Khasra No/ Plot no **GC-3, GH01, GAUR CITY-1, SECTOR-4, GREATER NOIDA (WEST), U.P.** of village tehsil **Gautam Budh Nagar** competent/ development authority **Noida District Gautam Budh Nagar** PIN 201301 admeasuring 6220.00 sq.mts. area being developed by **Galaxy International Realtech 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.

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

- (i) **M/s/Shri Manish Manohar** as Architect
- (ii) **M/s/Shri A.K Chaudhary** as Structural Consultant
- (iii) **M/s/Shri D.C Sharma** as MEP Consultant
- (iv) **M/s/Shri Naresh Kashyap** 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. 50.24 Crore** (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 **89.29%** is calculated at **Rs. 44.86 Crore** (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. 5.37 Crore** (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 **30-06-2018** date is as given in Tables A and B below :

Dr. AMIT CHAUDHARY
B.Tech Hons (Civil Engg.)
M.Tech Hons (SM & FE)
Chartered Engineer
(Reg. No.-AM-092821-2)

Table A

Building/Wing/Tower bearing Number 1 or called Tower G and basement
 (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 Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	454200000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	414900000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(2*100/1)$	91.35%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	39300000.00
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 $(100*(2+5)/(1+5))$	91.35%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

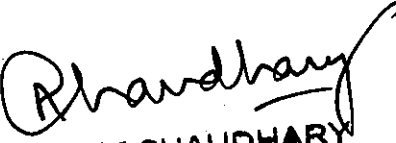

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TABLE B

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 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).	48200000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	33740000.00
3	Work done in Percentage (as Percentage of the estimated cost) (2*100/1)	70.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	14460000.00
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 (2+5)*100)/(1+5)	70.00%
(Enclose separate sheet for the cost calculations)		

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Signature of Engineer

Name **Amit Chaudhary**

Address Creative Consultants & Engineers , 105, LGF, New Arya Nagar, Meerut Road

Aadhar No. 615912128174

PAN No. AEPC7101G

(License No: AM-092821-9 of Authority: Institution of Engineers, India)

Annexure A

List of Extra / Additional Items executed with Cost

Nil


Galaxy North Avenue

Estimated Project Cost

Sr. No.	Description	Area in Sq. Feet	Rate (In Rs)	Amount (In Rs)	Remarks
	For Table A				
1.00	Basement+Podium	59,006.00	1,250.00	73,757,500.00	
2.00	Tower G Super Structure	257,950.00	1,475.00	380,476,250.00	
		316,956.00		454,233,750.00	A

For Table B

S.No	Description	Unit	Qty	Rate (In Rs)	Amount (In Rs)
1.00	Cost of Electric Substation with Power Back up	Total super structure area in Sq. feet	257,950.00	70.00	18,056,500.00
2.00	Cost of External Development including Boundary wall, roads, pavements, sewerage, rain water harvesting pit, under ground water tank Guard room swimming pool, Landscaping and Horticulture etc.	Total super structure area in Sq. feet	257,950.00	80.00	20,636,000.00
3.00	Cost of Lifts	Nos	3.00	3,200,000.00	9,600,000.00
	Total				48,292,500.00
	Total Cost of Construction	Total A+ B			502,526,250.00


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Galaxy North Avenue


TOWER- "G"

COVERED AREA OF ONE FLOOR (FF TO 25TH)	=	13,280.00 SQFT
COVERED AREA OF SF FLOOR	=	- SQFT
COVERED AREA OF FF	=	SQFT
NUMBER OF FLOORS TYPICAL	=	25.00 NOS.
MUMTY AND MACHINE ROOM	=	950.00 SQFT
TOTAL COVERED AREA	=	257,950.00 SQFT
TOWER CONSTRUCTION RATE	=	1,475.00 PER SQFT
TOWER CONSTRUCTION AMOUNT	=	380,476,250.00 Rs.

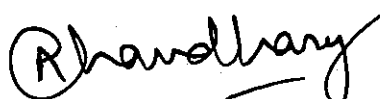
S. NO.	Construction Activity	Percentage Amount Due for 100% Completion of the Activity	Total Covered area (Sqft)	Construction rate per sqft	Total Amount for 100 % Completion of the Activity	Number of Floors Completed	Covered area (Sqft) Completed for the Activity	Percentage work Completed of the Activity	Total Amount Due for the Completion of the Activity
		A	B	C	D= B x C x (A/100)	E	F	G= (F/B) x 100	H = D x (G/100)
A.	FOUNDATION								
(i)	On completion of foundation upto plinth level including earth work in exc. PCC, RCC/ Brick works in foundation, Back filling etc.	17.00	257,950.00	1,475.00	64,680,962.50	25.00	257,950.00	100.00%	64,680,962.50
	TOTAL				64680962.50				64680962.50
B.	STRUCTURE WORK								
(i)	On casting of columns upto beam soffit	4.00	257,950.00	1,475.00	15,219,050.00	25.00	257,950.00	100.00%	15,219,050.00
(ii)	Brick & half brick work upto roof level i/c casting of RCC shelves, chajjas, lofts, lintels etc.	6.00	257,950.00	1,475.00	22,828,575.00	25.00	257,950.00	100.00%	22,828,575.00
(iii)	On casting of roof slab	22.00	257,950.00	1,475.00	83,704,775.00	25.00	257,950.00	100.00%	83,704,775.00
(iv)	R.C.C. work on parapets	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
	TOTAL				123654781.25				123654781.25
C.	JOINERY WORK								
(i)	On providing and fixing INTERNAL Door Frames and Shutters	10.00	257,950.00	1,475.00	38,047,625.00	20.00	206,550.00	80.07%	30,466,125.00
(ii)	On Providing & fixing of External Aluminium/ UPVS Door/Window frames	3.00	257,950.00	1,475.00	11,414,287.50	25.00	257,950.00	100.00%	11,414,287.50
	TOTAL				49,461,912.50				41,880,412.50
D.	RAILING								
(i)	On fixing /making balcony railing	1.50	257,950.00	1,475.00	5,707,143.75	25.00	257,950.00	100.00%	5,707,143.75
(ii)	On fixing steel railing in stairs and corridors	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
	TOTAL				7,609,525.00				7,609,525.00
E.	PLASTERING								
(i)	In dwelling unit (walls and ceiling)	2.50	257,950.00	1,475.00	9,511,906.25	25.00	257,950.00	100.00%	9,511,906.25
(ii)	In common portions Viz. Stairs, passage/ parapets, mumty, machine room etc.	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
(iii)	On external plaster	2.50	257,950.00	1,475.00	9,511,906.25	25.00	257,950.00	100.00%	9,511,906.25
	TOTAL				20,926,193.75				20,926,193.75

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		A	B	C	D= B x C x (A/100)	E	F	G= (F/B) x 100	H = D x (G/100)
F.	FLOORING								
(i)	On laying vitrified and other approved tiles flooring in Dwelling units	6.50	257,950.00	1,475.00	24,730,956.25	20.00	206,550.00	80.07%	19,802,981.25
(b)	In staircase & corridor laying granite stone/ tiles including grinding, Lift Facades etc	1.50	257,950.00	1,475.00	5,707,143.75	20.00	206,550.00	80.07%	4,569,918.75
(ii)	On fixing glazed tiles in toilets & kitchen	2.00	257,950.00	1,475.00	7,609,525.00	20.00	206,550.00	80.07%	5,093,225.00
(iv)	On fixing granite stone slab on kitchen counter with sink	1.00	257,950.00	1,475.00	3,804,762.50	20.00	206,550.00	80.07%	3,046,612.50
	TOTAL				41,852,387.50				33,512,737.50
G.	WATER PROOFING AND TERRACING								
(i)	On laying of birck bat koba/ Gola and Khurras, or other in Terraces, over basement slabs etc.	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
(ii)	Waterproofing plaster and cinder/brick ballast or other in sunken portions inside the Dwelling Units	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
	TOTAL				3,804,762.50				3,804,762.50
H.	POLISHING, PAINTING & OIL BOUND DISTEMPER								
(i)	Inside the Dwelling Units as per aproved specifications	2.25	257,950.00	1,475.00	8,560,715.63	25.00	257,950.00	100.00%	8,560,715.63
(ii)	On painting steel railing & grills in balconies, corridors, stairs & windows	0.25	257,950.00	1,475.00	951,190.63	-	-	0.00%	-
(iii)	External painting per aproved specifications	1.50	257,950.00	1,475.00	5,707,143.75	10.00	102,800.00	39.85%	2,274,450.00
	TOTAL				15,219,050.00				10,835,165.63
I.	ELECTRICAL INSTALLATION								
(i)	On roof conduiting	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
(ii)	Conduiting in walls and floors	1.00	257,950.00	1,475.00	3,804,762.50	25.00	257,950.00	100.00%	3,804,762.50
(iii)	Wiring in recessed conduit	1.75	257,950.00	1,475.00	6,658,334.38	25.00	257,950.00	100.00%	6,658,334.38
(iv)	Fixing modular switches	1.00	257,950.00	1,475.00	3,804,762.50	-	-	0.00%	-
(v)	Fixing Distribution Board, including Enclosure (D.B. Board), MCB's Isolators etc.	0.75	257,950.00	1,475.00	2,853,571.88	25.00	257,000.00	99.63%	2,843,062.50
(vi)	Sub-mains conduiting and Wiring	0.75	257,950.00	1,475.00	2,853,571.88	-	-	0.00%	-
(vii)	On testing of electrical conduiting and wiring	0.25	257,950.00	1,475.00	951,190.63	-	-	0.00%	-
	TOTAL				22,828,575.00				15,208,540.63
J.	SANITARY INSTALLATION								
(i)	On laying G.I / CPVC pipes (Internal work within flat)	2.00	257,950.00	1,475.00	7,609,525.00	25.00	257,950.00	100.00%	7,609,525.00
(ii)	On laying G.I pipes (External) — Up going and down coming vertical G.I pipes in shaft)	1.00	257,950.00	1,475.00	3,804,762.50	25.00	257,950.00	100.00%	3,804,762.50


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		A	B	C	D= B x C x (A/100)	E	F	G= (F/B) x 100	H = D x (G/100)
(iii)	On laying of G.I pipes on terrace and tank connection	0.25	257,950.00	1,475.00	951,190.63	25.00	257,950.00	100.00%	951,190.63
(iv)	On laying Fire Fighting Works	2.00	257,950.00	1,475.00	7,609,525.00	25.00	257,950.00	100.00%	7,609,525.00
(v)	On laying RW pipes	0.25	257,950.00	1,475.00	951,190.63	25.00	257,950.00	100.00%	951,190.63
(vi)	On fixing sanitary ware and CP bathroom fittings	1.50	257,950.00	1,475.00	5,707,143.75	-	-	0.00%	-
(vii)	On making GT/inspection chamber with SW pipes	0.50	257,950.00	1,475.00	1,902,381.25	25.00	257,950.00	100.00%	1,902,381.25
(viii)	On testing GI/PVC pipes	0.25	257,950.00	1,475.00	951,190.63	25.00	257,000.00	99.63%	947,687.50
(ix)	On testing Fire Fighting works	0.25	257,950.00	1,475.00	951,190.63	25.00	257,000.00	99.63%	947,687.50
	TOTAL	100.00			30438100.00				24723950.00
TOTAL AMOUNT DUE OF THIS AREA AS ON DATE (30/06/2018)									346,837,031.25
IN (%)									91.16%

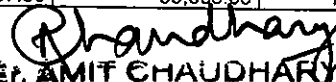

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Galaxy North Avenue


BASEMENT AREA

BASEMENT COVERED AREA	=	59,006.00 SQFT
BASEMENT CONSTRUCTION RATE	=	1,250.00 PER SQFT
TOTAL COST	=	73,757,500.00 Rs.

S. NO.	Construction Activity	Percentage Amount Due for 100% Completion of the Activity	Total Covered area (Sqft)	Construction rate per sqft	Total Amount for 100 % Completion of the Activity	Covered area (Sqft) Completed for the Activity	Percentage work Completed of the Activity	Total Amount Due for the Completion of the Activity
		A	B	C	D= B x C x (A/100)	E	F= (E/B) x 100	G = D x (F/100)
A.	FOUNDATION							
(i)	On completion of foundation upto plinth level including earth work in exc. PCC, RCC/Brick works in foundation, Back filling etc.	23.00	59,006.00	1,250.00	16,964,225.00	59,006.00	100.00	16,964,225.00
	TOTAL				16,964,225.00			16,964,225.00
B.	STRUCTURE WORK							
(i)	On casting of columns upto beam soffit	18.00	59,006.00	1,250.00	13,276,350.00	59,006.00	100.00	13,276,350.00
(ii)	Brick and half brick work upto roof level , RCC walls etc.	15.00	59,006.00	1,250.00	11,063,625.00	59,006.00	100.00	11,063,625.00
(iii)	On casting of roof slab	22.00	59,006.00	1,250.00	16,226,650.00	59,006.00	100.00	16,226,650.00
	TOTAL				40,566,625.00			40,566,625.00
C.	JOINERY WORK							
(i)	On providing and fixing Door Frames and Shutters	1.00	59,006.00	1,250.00	737,575.00	59,006.00	100.00	737,575.00
	TOTAL				737,575.00			737,575.00
D.	PLASTERING							
(i)	On internal Plastering	5.00	59,006.00	1,250.00	3,687,875.00	59,006.00	100%	36,878.75
	TOTAL				368,787.50			36,878.75
E.	FLOORING							
(i)	On laying flooring as per specifications	4.50	59,006.00	1,250.00	3,319,087.50	59,006.00	100.00	3,319,087.50
	TOTAL				3,319,087.50			3,319,087.50
F.	WATER PROOFING							
(i)	On laying of water proofing at retaining walls as per specifications	0.25	59,006.00	1,250.00	184,393.75	59,006.00	100.00	184,393.75
	TOTAL				184,393.75			184,393.75
G.	POLISHING, PAINTING & OIL BOUND DISTEMPER							
(i)	As per approved specifications	1.50	59,006.00	1,250.00	1,106,362.50	59,006.00	100.00	1,106,362.50
	TOTAL				1,106,362.50			1,106,362.50
H.	ELECTRICAL INSTALLATION							
(i)	On roof conduiting	0.50	59,006.00	1,250.00	368,787.50	59,006.00	100.00	368,787.50


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		A	B	C	D= B x C x (A/100)	E	F= (E/B) x 100	G = D x (F/100)
(ii)	Conduiting in walls and floors	0.50	59,006.00	1,250.00	368,787.50	59,006.00	100.00	368,787.50
(iii)	Wiring in recessed conduit	1.75	59,006.00	1,250.00	1,290,756.25	59,006.00	100.00	1,290,756.25
(iv)	Fixing modular switches	1.00	59,006.00	1,250.00	737,575.00	-	0.00	-
(v)	Fixing Distribution Boards, including Enclosure (D.B. Board), MCB's Isolators etc.	0.75	59,006.00	1,250.00	553,181.25	59,006.00	100.00	553,181.25
(vi)	Sub-mains conduiting and Wiring	0.50	59,006.00	1,250.00	368,787.50	-	0.00	-
(vii)	On testing of electrical conduiting and wiring	0.25	59,006.00	1,250.00	184,393.75	-	0.00	-
	TOTAL				3,872,268.75			2,581,512.50
J.	Providing and Fixing Ventilation/Fire Fighting Systems as per Specifications	2.50	59,006.00	1,250.00	1,843,937.50	59,006.00	100.00	1,843,937.50
	TOTAL				1,843,937.50			1,843,937.50
K.	Other Electrical and Plumbing Works like panel rooms STP, Ugs etc	1.00	59,006.00	1,250.00	737,575.00	59,006.00	100.00	737,575.00
	TOTAL				737,575.00			737,575.00
L.	Handing over							
(i)	Handing over and Completion of other Misc Works	1.00	59,006.00	1,250.00	737,575.00	-	0.00	-
	TOTAL	100.00			737,575.00			-
TOTAL AMOUNT DUE OF THIS AREA AS ON DATE (30/06/2018)								68,078,172.50
IN (%)								92%


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