



**SANDEEP GOEL**  
B.E (Civil) AMIE, M.E. (Civil)  
MRICS, F.I.V., C. Eng (I)

Govt. Regd. Valuer, Chartered Engineers,  
Projects Management Consultants,  
Quantity Surveyors, Accredited by RICS.



FORM-R

### 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 **NILAYA GREENS** No. of Building/PART (12), Block(5) of the 1st & 2nd Phase of the Project [UPRERA PR/7946] situated on the Khasra No/ Plot no 1015,1023 Demarcated by its boundaries 28°43'12.89"N and 77°27'07.46"E, to the North 24 MTR ROAD / Village MORTA, to the South 24 MTR ROAD, to the East 18 MTR ROAD, to the West 18 MTR ROAD, Village MORTA, Tehsil GHAZIABAD, Competent/ Development authority GDA, District GHAZIABAD PIN\_201003 admeasuring 38300 sq.mts. area being developed by **NILAYA INFRA PVT.LTD**

I/We **Sandeep Goel** have undertaken assignment as Engineers/Licensed Surveyor of certifying Percentage of Completion Work of the **NILAYA GREENS** Building(12), Block (5) of 1st & 2nd Phase of the Project, situated on the Khasra No/ Plot no 1015,1023 of village MORTA tehsil GHAZIABAD competent/ development authority GDA District GHAZIABAD PIN 201003 admeasuring 38300 sq.mts. area being developed by **NILAYA INFRA 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.

- Following technical professionals were consulted by me for verification /for certification of the cost:
  - M/s **SPACE DESIGNERS INTERNATIONAL** as Architec
  - M/s **OPTIUM DESIGN PVT.LTD.** as Structural Consultant
  - M/s **CONSUMMATE ENGINEERING SERVICES PVT.LTD.** as MEP Consultant
  - Shri **KRISHAN KANT SHARMA** as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs.239,59,93,455 (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.
- The estimated actual cost incurred till date 06.06.2018 is calculated at Rs. 19,01,99,967 (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.
- The Balance cost of Completion of the Civil, MEP and Allied works of the Building / Part (12), Block 5, of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs 220,57,93,488 (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 06.06.2018 date is as given in Tables A and B below :

**SANDEEP GOEL**

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Chartered Engineer

AM-120985-2

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Table A		
Building/Wing/Tower bearing Number – A or called Block 1		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	277783990
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1234762
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100/2)$	0.44%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	276549228
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100)/(2+5)$ )	0.44%

Table A		
Building/Wing/Tower bearing Number – B or called Block 1		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	276968171
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1234762
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100/2)$	0.45%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	275733409
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100)/(2+5)$ )	0.45%


  
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Table A		
Building/Wing/Tower bearing Number – C or called Block 2		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	308702209
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1234762
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100/2)$	0.40%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	307467447
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100)/(2+5)$ )	0.40%

Table A		
Building/Wing/Tower bearing Number – D or called Block 2		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	245066889
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	976000
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100/2)$	0.40%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	244090889
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100)/(2+5)$ )	0.40%

  
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Table A		
Building/Wing/Tower bearing Number – E or called Block 2		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	178436150
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	268500
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	0.15%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	178167650
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$ )	0.15%

Table A		
Building/Wing/Tower bearing Number – F or called Block 2		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	179922303
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	268500
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	0.15%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	179653803
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$ )	0.15%

  
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Table A		
Building/Wing/Tower bearing Number – G or called Block 3		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	181965932
2	Cost Incurred as on Date (Based on the actual cost Incurred as per records)	20771500
3	Value of Work done In Percentage (as Percentage of the estimated cost ) $(1 \times 100 / 2)$	11.42%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	161194432
5	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done In percentage (as Percentage of Estimated Cost plus additional/Extra Items $(1 \times 100) / (2+5)$ )	11.42%

Table A		
Building/Wing/Tower bearing Number – H or called Block 3		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	200607418
2	Cost Incurred as on Date (Based on the actual cost Incurred as per records)	45998500
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100 / 2)$	22.93%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	154608918
5	Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items $(1 \times 100) / (2+5)$ )	22.93%

  
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Table A		
Building/Wing/Tower bearing Number – J or called Block 3		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	197684063
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	52446500
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	26.53%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	145237563
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 $(1*100)/(2+5)$ )	26.53%

Table A		
Building/Wing/Tower bearing Number – K or called Block 3		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	182120937
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	26602781
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	14.61%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	155518156
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$ )	14.61%

  
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Table A		
Building/Wing/Tower bearing Number – Commercial or called Block 4		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	129152464
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	129152464
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$ )	0.00%

Table A		
Building/Wing/Tower bearing Number – School or called Block 5		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	37582929
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	37582929
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$ )	0.00%

  
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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)

Sl. No.	Particulars	Amounts (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).	321592500
2	Cost incurred as on (based on the actual cost incurred as per records)	39163400
3	Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	12.18%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	282429100
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$ )	0%

Signature of Engineer  
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