

ENGINEERS CERTIFICATE

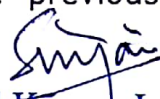
(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-14/09/2018

Subject:- Certificate of Percentage of Completion of Construction Work of three no. Towers namely "J1, J2 & L" of the Project "Neo Town" Phase-2 [UPRERA Registration Number UPRERAPRJ7256] situated on the Plot no.-GH-03, Tech zone-IV, Greater Noida demarcated by its boundaries latitude 28°35'19.23" N 77°26'30.56" E to 28°35'13.02" N 77°26'31.67" E and longitude 28°35'20.66" N 77°26'35.04" E to 28°35'19.23" N 77°26'17.42" E Tehsil Gautam Buddh Nagar Competent / Development Authority Greater Noida Industrial Development Authority, District Gautam Buddh Nagar, admeasuring 15,067 sq.mts. Plot area being developed by Promoter's: M/s Patel Advance JV

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the sixteen Tower(s) of the above Project, situated on plot no.-GH-03, tech zone IV, Greater Noida Tehsil Gautam Buddh Nagar, Competent/ Development Authority Greater Noida Industrial Development Authority, District Gautam Buddh Nagar, admeasuring 15,067sq.mts. plot area being developed by Promotor's M/s Patel Advance JV.

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a. M/s Gian P Mathur & Associates Pvt. Ltd.as Architect;
 - b. M/s. Optimum Design Pvt. Ltd. as Structural Consultant;
 - c. M/s. Consummate Engineering Services Pvt. Ltd. as MEP Consultant;
 - d. Shri P. K. Gupta 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 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. 69.80 cr. only 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.


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4. The estimated actual cost incurred till 30/06/18 is calculated at Rs. 2.45 cr. only [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.67.35 cr. only.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below:-

Table "A"

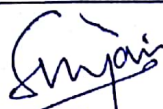
(For three towers namely J1, J2 & L" UPRERAPRJ7256)

S.No.	Particulars	Amount (In Cr.)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.55.85
2	Cost incurred as on date 30/06/2018 (Based on actual cost incurred as per record)	Rs.2.45
3	Work done in percentage (As percentage of original estimated cost)	4.38%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.43.90
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	4.38%

Table-"B"

Internal & External Development works and common amenities for entire project

S.No.	Particulars	Amount (In Cr.)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs. 13.95
2	Cost incurred as on date 30/06/2018 (Based on actual cost incurred as per record)	Nil
3	Work done in percentage (As percentage of original estimated cost)	0%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.13.95
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0%


Sumit Kumar Jain
 MIE, M-1598001