

Dipak Datta

Chartered Engineer

AM 80924/4

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

To,

Date: 01.10.2020

The New Way Homes Pvt Ltd

Address: Plot no. GH-10-A, Sector- Techzone IV, Greater Noida (West)

Subject: Certificate of Cost incurred for development of "Green Arch" for construction of 11 building(s) of the Ist, IInd and IIIrd phase situated on the Plot no. GH-10A, Sector- Techzone IV, Greater Noida West.

Ref : UPRERA Registration Number Phase-1 : UPRERAPRJ7198

UPRERA Registration Number Phase-2 : UPRERAPRJ7289

UPRERA Registration Number Phase-3 : UPRERAPRJ7342

I/We Dipak Dutta have undertaken assignment of certifying of Estimated cost for the Subject Real Estate project proposed to be registered under UPRERA, being 11 building(s) of Ist, IInd and IIIrd phase situated on the Plot no. GH-10A, Sector- Techzone IV, Greater Noida West. _____ of village _____ tehsil _____ Gautam Budh Nagar competent/development authority .Greater Noida ,District Gautam Budh Nagar,Pin-201301, admeasuring 40000.00 sq. mts. Area being developed by New Way Homes Pvt. Ltd.

1. Following technical professionals were consulted by Owner/Promoter:

- a) M/s / Shri/Smt _ Deepak Mehta & Associates as Architect.
- b) M/s / Shri/Smt _V.D Sharma as Structural Engineer
- c) M/s / Shri/Smt _ Consumate Engineering Service (P) Ltd as MEP Consultant
- d) M/s / Shri/Smt _Mr. Rehan Khan as Site in-Charge

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, 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.


3. We estimate the total Estimated Cost for the completion of the building(s) of the aforesaid project under reference as Rs. 363.46 (Total of Tables A and B). 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 GNIDA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date 30.09.2020 is calculated at Rs. 320.07 (Total of 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 to obtain occupation certificate/ Completion Certificate from the GNIDA (planning Authority) is estimated at Rs. 43.39 (Total of Tables A and B).

6. I certify that the Cost of Civil, MEP and Allied work for the aforesaid Project as completed on the 30.09.2020 date is as given in Tables A and B below.

Yours Faithfully,


DIPAK DATTA
Chartered Engineer (Civil)

Phase 1

DATE: 01.10.2020

Building / Wing / Tower bearing Number A, B, C, D, E, J & K or called Phase-1									
S. No.	Particulars	Amount	Table A1 Block-A			Table A2 Block-B			Total
			Area (Sq. ft.)	Rate	Amount (in Crore)	Area (Sq. ft.)	Rate	Amount (in Crore)	
1	Total Estimated cost of the Building/Wing as per rate of Building Permission from Competent Authority (based on the original estimated cost)	182.57			23.62			23.62	
2	Cost incurred as per rate (Based on the actual cost incurred as per records)	182.57			23.62			23.62	
3	Value of Work done in percentages (as per percentage of the estimated cost) [Row 1 / 100%]	100%	185120	1430.71	265720	185120	1430.71	265720	100%
4	Balance Cost to be incurred (based on Estimated cost) [1 - 2]	0			0			0	
5	Cost incurred on Additional/Extra items not included in the Estimated Cost / Agreement	0			0			0	

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Phase 2

DATE-01.10.2020

Building / Wing / Tower bearing Number H,I & Commercial or called Phase-2			Table A1 Block-H			Table A2 Block-I			Table A3 Commercial		
Sl.No.	Particulars	Amounts	Area (Sq.ft)	Rate	Amount (in Crore)	Area (Sq.ft)	Rate	Amount (in Crore)	Area (Sq.ft)	Rate	Amount (in Crore)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original estimated cost)	42.44	138840	1430.71	19.86	138840	1430.71	19.86	23846	1125.62	2.72
2	Cost incurred as on date (Based on the actual cost incurred as per records)	41.33			19.36			19.25			2.72
3	Value of Work done in percentage (as percentage of the estimated cost) [(Row 2 / Row 1) *100]	97.38%			97.48%			96.93%			100.00%
4	Balance Cost to be incurred (based on Estimated cost) (1 - 2)	1.11	0.5	0.61	0.00						
5	Cost incurred on Additional/Extra items not included in the Estimated Cost (Annexure A)	0	0	0	0						


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Phase 3

DATE-01.10.2020

Building / Wing / Tower bearing Number F & G or called Phase-3			Table A1 Block-F		Table A2 Block-G			
Sl.No.	Particulars	Amounts	Area (Sq.ft)	Rate	Amount (in Crore)	Area (Sq.ft)	Rate	Amount (in Crore)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original estimated cost)	58.89	178560	1430.71	25.55	138840	1430.71	33.34
2	Cost incurred as on date (Based on the actual cost incurred as per records)	26.12			5.21			20.91
3	Value of Work done in percentage (as percentage of the estimated cost) [(Row 2 / Row 1) *100]	44.35%			20.39%			62.72%
4	Balance Cost to be incurred (based on Estimated cost) (1 - 2)	32.77	20.34		12.43			
5	Cost incurred on Additional/Extra items not included in the Estimated Cost (Annexure A)	0				0		


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TABLE B

Internal & External Development works and common amenities.

DATE-01.10.2020

S.No.	Particulars	Ph-1 Amounts	Ph 2 amounts	Ph 3 amounts	Non Tower		
					Area (Sqft)	Rate	Amount (in Crore)
	Total Estimated cost of the Internal & 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)	51.04	12.06	16.46	738998.74	1076.7	79.56
	Cost incurred as on date (Based on the actual cost incurred as per records)	51.04	10.96	8.05			70.05
	Work done in percentage (as percentage of the estimated cost) [(Row 2 / Row 1) *100]	100.00%	90.88%	48.91%			88.05%
	Balance Cost to be incurred (based on Estimated cost) (1 - 2)	0	1.1	8.41			9.51
	Cost incurred on Additional/Extra items not included in the Estimated Cost (Annexure A)	0.00	0.00	0.00			0.00


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