

S.D. GUPTA & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, ENGINEER & VALUERS

416, JAINA TOWER – I, DISTRICT CENTRE, JANAKPURI, NEW DELHI – 110058

TEL.: 25593859, 9810057029

FORM 2

ENGINEER'S CERTIFICATE

Dated: - 25th March 2018

To,

PRATHAM BUILDCON PRIVATE LIMITED.
C-4-C/398, GROUND FLOOR JANAKPURI
NEW DELHI -110058.

SUBJECT: CERTIFICATE OF COST INCURRED FOR DEVELOPMENT OF "THE ALIEN COURT" FOR CONSTRUCTION OF BUILDING AT TRANS DELHI SIGNATURE CITY WING(S) OF THE PROJECT PHASE (UPRERAAPRJ5928) SITUATED ON THE PLOT BEARING GH C3/1 SECTOR C3 TRANS DELHI SIGNATURE CITY, LONI, GHAZIABAD (U.P.) DEMARCATED BY ITS BOUNDARIES (28.779396,77.266520 TO 28.777774, 77.264843) ROAD TO THE NORTH SIDE, OTHER'S PROPERTY TO THE SOUTH SIDE, ROAD TO THE EAST ROAD SIDE & GREEN BELT TO THE WEST SIDE, ADMEASURING 17000 SQ. MTRS AREA BEING DEVELOPED BY (PRATHAM BUILDCON PVT. LTD.)

Ref: - UPRERA REGISTRATION NUMBER UPRERAAPRJ5928

Sir,

I, S.D. Gupta have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under UP RERA, being as engineer of "The Alien Court" Buildings Trans Delhi Signature City of the Project Phase situated on the plot bearing GHC-3/1 sector C3 Trans Delhi signature City, Loni, Ghaziabad (U.P.) admeasuring 17000 sq.mts. area being developed by M/S PRATHAM BUILDCON PVT. LTD.

1. Following technical professional are appointed by Owner / Promoter :-

- I. M/s Alok Agnihori & Associates as Architect
- II. M/s. ABL Structural Consultants Pvt. Ltd. as Structural Consultant
- III. Mr. S.D. Gupta as Engineer



IV. Mr. Amarjeet Singh as Quantity Surveyor

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 Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr Amarjeet Singh** quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 10,247 LACS** (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the **UP STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 7,210 Lacs** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of 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 **UP STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED** is estimated at **Rs.3,036** (Total of Table A and B).
6. I certify that the estimated Civil, MEP and allied work for the aforesaid Project is **70.36%** has been completed.
7. I certify that the cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date if this certificate is as given in Table A and B below;

TABLE-A
VENUS TOWER
(All amounts in Lacs)

Sr. No.	Particulars	Amount (Rs.)
1	Total Estimated Cost of the building/wing as on 31 st March 2018 date of Registration is 30 th July, 2017	Rs. 1,973
2	Cost incurred as on 31 st March 2018	Rs. 1,701
3	Work done in Percentage (as Percentage of the estimated cost)	86.21 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,72



JUPITER TOWER

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31 st March 2018 date of Registration is	Rs.1,925
2	Cost incurred as on 31 st March 2018	Rs. 1,343
3	Work done in Percentage (as Percentage of the estimated cost)	69.76%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 585

MERCURY TOWER

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 31 st March 2018 date of Registration is 30 th July 2017	Rs. 3893
2	Cost incurred as on 31 st March, 2018	Rs. 2325
3	Work done in Percentage (as Percentage of the estimated cost)	59.72%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1568

TABLE -B

(TO BE PREPARED FOR THE ENTIRE REGISTERED PHASE OF THE REAL ESTATE PROJECT)

Sr. No.	Common Areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 st March 2018 date of Registration is 30 th July 2017	Rs. 2455
2	Cost incurred as on 31 st March 2018	Rs. 1841
3	Work done in Percentage (as Percentage of the estimated cost)	74.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 614

Yours Faithfully,

S.D. GUPTA
LC No.

E-805

SE-27/2011

