

Vipendra Kumar Singh
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No. VKS/2018-19/3

14.9.2018

• FORM-R

ENGINEER'S CERTIFICATE

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

Certificate of Percentage of Completion of Construction Work of The Ithum Building(s)/ 02 Towers of the Project UPRERAPRJ10363 situated on the Khasra No/ Plot no. A-40 Sector-62 NOIDA pin 201301 (UP) demarcated by its boundaries (latitude and longitude 28°37'12"N, 77°12'19"E of the end point) 30M wide road to the North, other's property to the South, THE CORENTHUM to the east Nucleolus Software to the west Tehsil Gautam Budh Nagar, PIN 201301 admeasuring 20000 sq.mts are being developed by Grandslam Developers Pvt. Ltd.

I have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the THE ITHUM Two Towers of the Project, situated on the Khasra No/ Plot no. A-40 Sector-62 NOIDA (UP) Gautam Budh Nagar Pin 201301 admeasuring 20000 sq.mts. area being developed by M/s GRANDSLAM DEVELOPERS 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:

M/s Holistics Urban Innovations Pvt Ltd. ---	Shri Mahesh Kumar as Architect
M/s Constructure Design Pvt Ltd. ---	Shri Hariom Gera as Structural Consultant
M/s Holistics Urban Innovations Pvt Ltd. ---	Shri Bimal Kachroo as MEP Consultant
	Shri Subahsh Saini as Site Supervisor

2. The project is completed except final painting, and misc. finishing work. 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.170 Cr** (Total of S.No. 1 in Tables A1&A2 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

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concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30-08-2018 is calculated at Rs.. 145 Cr. (Total of S. No. 2 in Tables A1&A2 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. 25 Cr. (Total of S.No. 4 in Tables A1&A2 and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.08.2018 date is as given in Tables A and B below

Table A1

Building/Wing/Tower bearing Number 02 and tower 03 or called The Ithum

(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, etc.)

Table A1 Tower 2

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 128.20Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 110 Cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	85.8%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 18.20 Cr.
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA

Table A2 Tower 3

Building/Wing/Tower bearing Number 02 and tower 03 or called The Ithum

(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, etc.)

Signature
12/08/18

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 36.01 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 30 Cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	83.3%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 6.01 Cr.
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA

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
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).	Rs. 5.79 Cr.
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 5 Cr.
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	86.35 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 0.79 Cr.
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA

(Enclose separate sheet for the cost calculations)

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Detail Cost calculations								
S.No	Description of Item	Unit	Tower-2	Rate Per Sqft	Amount in RS.	Tower-3	Rate Per Sqft	Total Cost Rs
	Structure Work i/c Raft							
A	Foundation	Sqft	348010			97754.454		
	Basement	Sqft	142756.2854			40099.6027		
			490766.2854	1350	662534485.3	137854.0567	1350	186102976.6
B	FINISHING WORK	Sqft	490766.2854	550	269921457	137854.0567	550	75819731.19
C	FAÇADE WORK	Sqft	348010	150	52201500	97754.454	150	14663168.1
D	Fire Fighting Work	Sqft	348010	102	35497020	97754.454	102	9970954.308
E	ELECTRICAL Work							
	a) U/S Work	Sqft	348010	150	52201500	97754.454	150	14663168.1
	b) D/S Work	Sqft	348010	125	43501250	97754.454	125	12219306.75
	c) PA System and Camara	Sqft	348010	50	17400500	97754.454	50	4887722.7
F	HVAC WORK							
	a) Ventilation Work	Sqft	348010	125	43501250	97754.454	125	12219306.75
	b) HVAC WORK	Sqft	348010	180	62641800	97754.454	180	17595801.72
G	Lift Installation	Nos	348010	123	42805230	97754.454	123	12023797.84
					1282205992			360165934
								1642371926
H	Development Work	Sqfm	348010	130	45241300	97754.454	130	12708079.02
								57949379.02
								1700321305
Say Rs. 170 Cr.								

Vipul Ramesh