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Form R

ENGINEER'S CERTIFICATE

(Certificate for the purpose of withdrawal of Money from Designated Account as per U.P.RERA)

Subject: Certificate of Percentage of Completion of Construction Work of **AQUA GARDENS** having **FIVE No. of Building(s)** of the **FIRST Phase** of the Project UPRERAPRJ7477 situated on the Plot no GH-05A, Sector 16-B, Greater noida west. Demarcated by its boundaries (latitude and longitude of the end points) 28 36 37.05 to the North 28 36 30.10 to the South 77 27 2.82 to the East 77 27 5.87 to the West of Tehsil Greater noida, Development authority Greater Noida Industrial Development Authority, District Gautam Budh Nagar PIN 201304 admeasuring **20,121 sq.mts.** area being developed by **Decent Buildwell Pvt. Ltd.**

I/We Precision Valtech have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of **Aqua Gardens Phase-I** having **FIVE(5)** Towers of the Project, situated on the Plot no GH-05A SECTOR 16B, GREATER NOIDA WEST, competent/ development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District **GAUTAM BUDH NAGAR** PIN 201304 admeasuring **20,121 sq.mts.** area being developed by **DECENT BUILWELL 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 **CONFLUENCE CONSULTANCY SERVICES (Mr Vishal Sharma)** as Architect
- M/s **OPTIMUM DESIGN PVT LTD** as Structural Consultant
- M/s **CONFLUENCE CONSULTANCY SERVICES** as MEP Consultant
- Shri **DILBAG KUMAR BHARDWAJ** 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 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. **2,07,00,00,000/-** (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.

4. The estimated actual cost incurred till date 31-3-2018 is calculated as **Rs. 54,19,00,000/-** (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 **Rs.1,52,81,00,000/-** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-3-2018 date is as given in Tables A and B below :

Table A-1

Building/Wing/Tower bearing Number **SOUTH LAKE VIEW**

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	31,00,33,170
2	Cost incurred as on Date 31.03.2018	16,99,59,646
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	14,00,73,524
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	55%

Table A-2

Building/Wing/Tower bearing Number **NORTH LAKE VIEW**

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	31,00,33,170
2	Cost incurred as on Date 31.03.2018	16,92,29,324
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	14,08,03,846
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	55%



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Table A-3

Building/Wing/Tower bearing Number LAGOON

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	34,02,88,624
2	Cost incurred as on Date 31.03.2018	7,28,72,499
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	26,74,16,125
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	21%

Table A-4

Building/Wing/Tower bearing Number CASCADE

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	28,07,10,747
2	Cost incurred as on Date 31.03.2018	2,03,28,032
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	7%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	26,03,82,715
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	7%

Table A-5

Building/Wing/Tower bearing Number FONTANE

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	31,14,47,926
2	Cost incurred as on Date 31.03.2018	2,25,53,904
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	7%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	28,88,94,022
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	7%

Table A-6

Building/Wing/Tower bearing Number TOWER BASEMENT

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	10,96,02,297
2	Cost incurred as on Date 31.03.2018	4,91,07,045
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	45%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6,04,95,253
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	45%





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Table A-7

Building/Wing/Tower bearing Number **NON TOWER BASEMENT**

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	26,30,17,764
2	Cost incurred as on Date 31.03.2018	3,47,05,789
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	13%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22,83,11,974
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	13%

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	Amount(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).	14,48,66,301
2	Cost incurred as on 31.03.2018	3143760.30
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	14,17,22,541
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	2%



Signature of Engineer

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