

**FORM-R  
ENGINEER'S CERTIFICATE**

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

Date: 14.06.18

**Subject:** Certificate of Percentage of Completion of Construction Work of Group Housing Project (Victory Ace) No. of Building(s) 9 Block(s) of the 9 Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no. GH-02, Sector -143, Noida, Demarcated by its boundaries (latitude and longitude of the end points) 28.5014\* N, 77.4279\* E to the North:- GULSHAN EKAIVANA to the South:- LOGIX BLOSSOM to the East:- ROAD 30 M. WIDE to the West:- of village SAHA GROUP Competent/ Development authority:- New Okhla Industrial Development Authority, District:- G.B.NAGAR, PIN:- 201306 admeasuring 12,110.00 sq.mts. area being developed by [Promotor's Name] Mr. Pramod Goel.

I/We M/s Gian P. Pathur & Associates Pvt. Ltd. have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Group Housing Project (Victory Ace) Building(s)/ 9 Block/ Tower (s) of 9 Phase of the Project, situated on the Khasra No/ Plot no GH-02, Sector -143, Noida. competent/ development authority:- New Okhla Industrial Development Authority, District:- G.B. NAGAR, PIN:- 201306, admeasuring:- 12,110.00 sq.mts. area being developed by:- [Promotor's Name] Mr. Pramod Goel.

**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:

- (i) Shri Gian P. Mathur as Architect
- (ii) Smt. Abha Gupta as Structural Consultant
- (iii) Shri. Parmod Sharma as MEP Consultant
- (iv) Shri. Momin Khan 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,

3. We estimate the Total Cost for completion of the project under reference as Rs. 175 Crore (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 31st March 2019 is calculated at Rs. 147 Crore (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. 28 Crore (Total of S.No. 4 in Tables A and B).

Mrs ABHA GUPTA  
Structural Engineer

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Page 1

**GIAN P. MATHUR & ASSOCIATES (P) LTD.**

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6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st March 2019 date is as given in Tables A and B below :

Building/Wing/Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_

(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, A3 etc.)

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. 175 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 147 Cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	84%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 28 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	84%
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

**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. 175 Cr.
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 147 Cr.
3	Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	84%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 28 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	84%
<b>(Enclose separate sheet for the cost calculations)</b>		

**Mrs. ABHA GUPTA**  
Structural Engineer



Signature of Engineer

Name : **Abha Gupta**

Address: C-55, East of Kailash, New Delhi - 110065

PAN No. AISP3302P

Aadhar No.

(License No ..... of Authority..... .)

**Annexure A**

List of Extra / Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)