



**SANDEEP GOEL**  
B.E (CIVIL) AMIE, M.E. (CIVIL)  
MRICS, F.I.V., C. Eng (I)

Govt. Regd. Valuer, Chartered Engineers,  
Projects Management Consultants,  
Quantity Surveyors, Accredited by RICS.



## 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 10 Towers of proposed Housing Project 'Migsun Wynn' situated on the Plot No. GH - 1B(1), Sector Eta-2, Greater Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°29'46.97"N and 77°32'17.15"E to the North, 28°29'37.76"N and 77°32'14.09"E to the South, 28°29'41.72"N and 77°32'21.01"E to the East, 28°29'44.93"N and 77°32'13.62"E to the West of Greater Noida Tehsil Gautam Budh Nagar with Greater Noida Authority District Gautam Budh Nagar PIN 201308 admeasuring 32050 sq.mts. area being developed by SJP Hotels and Resorts Pvt. Ltd.

I, Sandeep Goel, has undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 10 Tower (s) of the Project 'Migsun Wynn', situated on the Plot No. GH - 1B(1), Sector Eta-2, Greater Noida with Greater Noida Authority District Gautam Budh Nagar PIN 201308 admeasuring 32050 sq.mts. area being developed by SJP Hotels and Resorts 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:

- (i) M/s SPACE DESIGNERS INTERNATIONAL as Architec
- (ii) M/s NNC Design International as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Awdhesh Singh 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. 31589.46 Lacs (Total of S.No. 1 in Tables A, B, C, D, E, F, G, H, I, J and K) 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.

  
Sandeep Goel  
Chartered Engineer  
AM120985-2

4. The estimated actual cost incurred till date 30.06.2018 is calculated at Rs. 10516.855 Lacs (Total of S. No. 2 in Tables A, B, C, D, E, F, G, H, I, J and K). 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. 21072.60 Lacs (Total of S.No. 4 in Tables A, B, C, D, E, F, G, H, I, J and K).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2018 date is as given in Tables A and B below :

Table A		
Tower 1		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3482.25 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2151.14 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	61.78 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1330.87 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	61.78 %


  
Sandeep Goel  
Chartered Engineer  
AM120985-2

Table B		
Tower 2		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2761.13 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1646.60 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	59.64 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1114.53 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	59.64 %

Table C		
Tower 3		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3126.93 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1902.66 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	60.85 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1224.27 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	60.85 %

  
 Sandeep Goel  
 Chartered Engineer  
 AM120385-2

Table D		
Tower 4		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	2699.58 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	762.67 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	28.25 %
4	Balance Cost to be incurred (Based on Estimated Cost) (3-2)	1936.90 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	28.25 %

Table E		
Tower 5		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	2670.79 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	752.37 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	28.13 %
4	Balance Cost to be incurred (Based on Estimated Cost) (3-2)	1918.43 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	28.13 %

Sanjay K. J. J. J.  
Chartered Engineer  
AM/2008-2

Table F		
Tower 6		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2985.94 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	364.27 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	12.20 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2621.67 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	12.20 %

Table G		
Tower 7		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2985.94 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	364.27 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	12.20 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2621.67 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	12.20 %

  
 Sandeep Goel  
 Chartered Engineer  
 AM120985-2

Table H		
Tower 8		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3311.43 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2031.81 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	61.36 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1279.62 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	61.36 %

Table I		
Tower 9		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3315.31 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	180.61 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	5.45 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3134.70 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	5.45 %

  
**Sandeep Goel**  
 Chartered Engineer  
 AM120985-2

Table J		
Tower 10		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3165.59 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	180.61 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	5.70 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2984.98 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	5.70 %

Table K		
Commercial and Club Building		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1084.54 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	180.61 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	16.65 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	903.93 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	16.65 %

  
**Sandeep Goel**  
 Chartered Engineer  
 AM120985-2


TABLE L


Internal & External Development works and common amenities  
(Prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amounts (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).	1579.47 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	525.84 Lacs
3	Work done in Percentage (as Percentage of the estimated cost) $(1 \cdot 100 / 2)$	33.29 %
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	1053.63 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \cdot 100) / (2+5)$ )	33.29 %

Signature of Engineer

Name : Sandeep Goel  
Address : A-1/110, Sector 7 Rohini, Delhi -110085  
Aadhar No. : 516716238667  
PAN No. : AIVPG8691C  
(License No. : AM-120985-2  
of Authority : Institution of Engineers (INDIA)

  
**SANDEEP GOEL**  
C.Eng(I)AMIE, ME(Civil)  
Chartered Engineer  
AM-120985-2  
Institution of Engineers (INDIA)

  
Sandeep Goel  
Chartered Engineer  
AM120985-2