

FORM: REG-02

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Percentage of Completion of Construction Work of the Project namely Palm Olympia PH- 3, No. of Tower(s)-03 [UPRERA Registration A/F] situated on the Plot no . GH-02, Sector-16C, Greater Noida West, District- Gautam Budh Nagar, U.P.-201308 admeasuring 12165sqmt. area being deloped by M/s Sam India Abhimanyu Housing.

I Akhelesh Kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project Palm Olympia Ph 3, Three Tower (s) of Ph-III of the Project, situated on GH-02, Sector-16C, Greater Noida West, District- Gautam Budh Nagar, U.P.-201308 admeasuring 12165sqmt. area being deloped by M/s Sam India Abhimanyu Housing.

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) Mr. Vishal Sharma C/o M/s Confluence Consultancy Services as Architect
- (ii) Mr. V.D. Sharma C/o M/s Optimum Design Private Limited as Structural Consultant
- (iii) Mr. Anand Havelia C/o M/s Consummate Engineering Services (P) Ltd. as MEP Consultant
- (iv) Mr. Ajay Jindal as Site Head on behalf of M/s Sam India Abhimanyu Housing

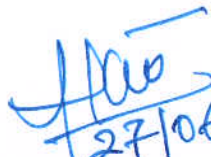
2 The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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.457 Cr.** (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 **NIL** is calculated at Rs. **NIL** (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. **NIL** (Total of S.No. 4 in Tables A and B).

I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **Not Applicable** date is as given in Tables A and B below :


27/06/2024

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Table A		
Palm Olympia Ph-3 - Tower A		
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 131.00 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A
Palm Olympia Ph-3 - Tower B2

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. 145.00 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A
Palm Olympia Ph-3 - Tower C2

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. 127.00 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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 54.00 Cr.
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL
(Enclose separate sheet for the cost calculations)		

Annexure A

Statement of Extra / Additional Items executed with Cost

NIL

Signature of Engineer

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No. : 372822505771

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PROJECT - PALM OLYMPIA PH-3

Tower A

Sr. No.	Description	Rate / Sqm (Rs.)	Amount (Rs.)	Reference
1	Structure		Ref. CPWD PAR 2023	
1 (a)	RCC Framed Structure upto 6 storeys	23530		Para 1.1.2
1 (b)	Every Additional story over size storeys upto 32nd Storeys.	480		1.3.1
1 (c)	RCC Raft foundation (Ground Floor Only) = (26261/32 = 820) @12170 =9987386/26261 =	380		1.3.6
1 (d)	Fire Fighting with wet riser system	1,200		1.5.3
1 (e)	Fire Alarm System	600		1.6.25
	Total	26190		
2	Services			
2 (a)	Internal Water Supply & Sanitary	9%		2.1
2 (b)	Internal EI	12.50%		2.3
2 (c)	External Service Connections	3.75%		2.2.1
2 (d)	Extra for Power Wiring	4.00%		2.4.1
2 (e)	Lighting Conductor	0.25%		2.4.2
2 (f)	Telephone Conduit	0.50%		2.4.3
	Total	30.00%		
	Rate Per Sq. Mtr. (26190+ 30%)	7857		
	Cost of Super Structure (26261 sqmt)	34047	89,41,08,267	(A)
3	Basement			
3 (a)	Basement Two level i/c Tower & Non- Tower	23610		1.4.1
3 (b)	ventilation System	1,050		1.7
	Total Rate Per Sq. Mtr.	24,660		
	Cost of Basement (8110sqmt.)	199992600		(B)
	Total Cost		1,09,41,00,867	(A+B)
4	Escalation @ 10%	109410086.7	1,20,35,10,954	(I)
5	Substation, D.G. Sets, Lifts & Other Miscellaneous Work	Lumpsum	11,00,00,000	(II)
	Total Cost		1,31,35,10,954	(I)+(II)
Total Estimated Cost of Tower A = Rs. 131 Cr				


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PROJECT : PALM OLYMPIA PH 3

Tower C2

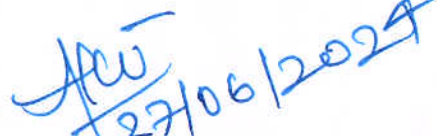
Sr. No.	Description	Rate / Sqm (Rs.)	Amount (Rs.)	Reference
1	Structure		Ref. CPWD PAR 2023	
1 (a)	RCC Framed Structure upto 6 storeys	23530		Para 1.1.2
1 (b)	Every Additional story over size storeys upto 32nd Storeys.	480		1.3.1
1 (c)	RCC Raft foundation (Ground Floor Only) = (25009/32 = 781.53) @12170 =9511235/25009 =	380		1.3.6
1 (d)	Fire Fighting with wet riser system	1,200		1.5.3
1 (e)	Fire Alarm System	600		1.6.25
	Total	26190		
2	Services			
2 (a)	Internal Water Supply & Sanitary	9%		2.1
2 (b)	Internal EI	12.50%		2.3
2 (c)	External Service Connections	3.75%		2.2.1
2 (d)	Extra for Power Wiring	4.00%		2.4.1
2 (e)	Lighting Conductor	0.25%		2.4.2
2 (f)	Telephone Conduit	0.50%		2.4.3
	Total	30.00%		
	Rate Per Sq. Mtr. (26190+ 30%)	7857		
	Cost of Super Structure (25009 sqmt)	34047	85,14,81,423	(A)
3	Basement			
3 (a)	Basement Two level i/c Tower & Non- Tower	23610		1.4.1
3 (b)	ventilation System	1,050		1.7
	Total Rate Per Sq. Mtr.	24,660		
	Cost of Basement (8110 sqmt.)	199992600		(B)
	Total Cost		1,05,14,74,023	(A+B)
4	Escalation @ 10%	105147402	1,15,66,21,425	(I)
5	Substation, D.G. Sets, Lifts & Other Miscellaneous Work	Lumpsum	11,00,00,000	(II)
	Total Cost		1,26,66,21,425	(I)+(II)
Total Estimated Cost of Tower C2= Rs.127 Cr				


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PROJECT - PALM OLYMPIA PH 3

Tower B2

Sr. No.	Description	Rate / Sqm (Rs.)	Amount (Rs.)	Reference
1	Structure		Ref. CPWD PAR 2023	
1 (a)	RCC Framed Structure upto 6 storeys	23530		Para 1.1.2
1 (b)	Every Additional story over size storeys upto 32nd Storeys.	480		1.3.1
1 (c)	RCC Raft foundation (Ground Floor Only) = (30022/32 = 938) @12170 =11417742/30022 =	380		1.3.6
1 (d)	Fire Fighting with wet riser system	1,200		1.5.3
1 (e)	Fire Alarm System	600		1.6.25
	Total	26190		
2	Services			
2 (a)	Internal Water Supply & Sanitary	9%		2.1
2 (b)	Internal EI	12.50%		2.3
2 (c)	External Service Connections	3.75%		2.2.1
2 (d)	Extra for Power Wiring	4.00%		2.4.1
2 (e)	Lighting Conduit	0.25%		2.4.2
2 (f)	Telephone Conduit	0.50%		2.4.3
	Total	30.00%		
	Rate Per Sq. Mtr. (26190+ 30%)	7857		
	Cost of Super Structure (30022 sqmt)	34047	1,02,21,59,034	(A)
3	Basement			
3 (a)	Basement Two level i/c Tower & Non- Tower	23610		1.4.1
3 (b)	ventilation System	1,050		1.7
	Total Rate Per Sq. Mtr.	24,660		
	Cost of Basement (8110 sqmt.)	199992600		(B)
	Total Cost		1,22,21,51,634	(A+B)
4	Escalation @ 10%	122215163	1,34,43,66,797	(I)
5	Substation, D.G. Sets, Lifts & Other Miscellaneous Work	Lumpsum	11,00,00,000	(II)
	Total Cost		1,45,43,66,797	(I)+(II)
Total Estimated Cost of Tower B2 = Rs.145 Cr				


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PROJECT - PALM OLYMPIA PH 3

Development Works

Sr. No.	Description	Rate / Sqm (Rs.)	Amount (Rs.)	Reference
			Ref. CPWD PAR 2023	
1	Levelling	1930		5.1
2	60mm path Paver Block & Curb stone	2960		5.2.4
3	Horticulture Works	312		5.9.1
4	Street Lightening	160		6.19.1
	Total	5,362		
	Area (12165 sqm X 5362)=		₹ 6,52,28,730.00	1.6.25
5	External Sewerage, Filtered Water Supply, Distribution Line, Perpherial Grid, Unfiltered Water Supply, Storm water Drain, RWH & STP	Lumpsum	₹ 30,00,00,000.00	
6	Boundary wall (Total= 750m, 25% of it) (per m)	10870.00	₹ 20,38,125.00	
7	Transformers, Substation (Partial Cost)	Lumpsum	₹ 17,00,00,000.00	
			₹ 53,72,66,855.00	
Total estimated Cost for Development works = Rs.54 Cr				

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