



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 19 Nos. of Buildings of the Project Shri Radha Sky Gardens (UPRERAPRJ7482) situated on the Plot no GH-05, Sector-16, Greater Noida west, Demarcated by its boundaries (latitude and longitude of the end points) 28 36 20.99 to the North 28 36 34.27 to the South 77 26 55.22 to the East 77 27 0.87 to the West of Tehsil Greater Noida, Development authority Greater Noida Industrial Development Authority, District Gautam Budh Nagar PIN 201304 admeasuring 56,483 sq.mts. area being developed by SJP Infracon Ltd.

I/We Precision Valtech have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the NINETEEN (19) Towers of the Project, situated on the Plot no GH-05 SECTOR 16B, GREATER NOIDA WEST of competent/ development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDH NAGAR PIN 201304 admeasuring 56,483 sq.mts. area being developed by SJP INFRACON 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 SPACE DESIGNERS INTERNATIONAL (Mr. Vishal Mittal) as Architect
- M/s MEHRO CONSULTANTS PVT. LTD as Structural Consultant
- M/s CONSUMMATE ENGINEERING SERVICES PVT. LTD. as MEP Consultant
- Shri SANJAY AGRAWAL 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. 4,98,86,50,000/- (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. 4,32,69,77,881/- (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 as Rs.66,16,72,119/- (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 **Tower- T1**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	28,69,67,689
2	Cost incurred as on Date 31.03.2018	28,12,51,294
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	57,16,395
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	98%

Table A-2
Building/Wing/Tower bearing Number **Tower - T2**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	23,24,17,007
2	Cost incurred as on Date 31.03.2018	22,51,93,479
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	97%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	72,23,528
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	97%

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Table A-3

Building/Wing/Tower bearing Number Tower - T3

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	18,05,65,943
2	Cost incurred as on Date 31.03.2018	17,65,55,674
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	40,10,269
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	98%

Table A-4

Building/Wing/Tower bearing Number Tower - T4

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	26,47,90,488
2	Cost incurred as on Date 31.03.2018	24,31,88,727
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,16,01,761
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	92%

Table A-5

Building/Wing/Tower bearing Number Tower - T5

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	22,53,32,522
2	Cost incurred as on Date 31.03.2018	20,72,13,585
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,81,18,938
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	92%

Table A-6

Building/Wing/Tower bearing Number Tower T6

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	18,05,64,481
2	Cost incurred as on Date 31.03.2018	17,05,75,762
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	94.5%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	99,88,719
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	94.5%

Table A-7

Building/Wing/Tower bearing Number Tower T7

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	26,51,90,973
2	Cost incurred as on Date 31.03.2018	23,70,86,438
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	89%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,81,04,535
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	89%

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Table A-8

Building/Wing/Tower bearing Number **Tower T8**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	21,70,11,504
2	Cost incurred as on Date 31.03.2018	19,79,09,765
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	91%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,91,01,739
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	91%

Table A-9

Building/Wing/Tower bearing Number **Tower T9**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	15,41,06,187
2	Cost incurred as on Date 31.03.2018	14,33,01,872
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	93%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,08,04,316
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	93%

Table A-10

Building/Wing/Tower bearing Number **Tower T10**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	19,39,00,326
2	Cost incurred as on Date 31.03.2018	16,21,57,850
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3,17,42,476
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	84%

Table A-11

Building/Wing/Tower bearing Number **Tower T11**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	19,21,50,764
2	Cost incurred as on Date 31.03.2018	15,47,24,849
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	81%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3,74,25,915
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	81%

Table A-12

Building/Wing/Tower bearing Number **Tower T12**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	21,05,64,287
2	Cost incurred as on Date 31.03.2018	19,49,98,268
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	93%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,55,66,018
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	93%

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Table A-14
Building/Wing/Tower bearing Number **Tower T14**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	15,41,06,187
2	Cost incurred as on Date 31.03.2018	12,80,84,782
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	83%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,60,21,406
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	83%

Table A-15
Building/Wing/Tower bearing Number **Tower T15**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	19,21,50,764
2	Cost incurred as on Date 31.03.2018	15,34,89,863
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3,86,60,901
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	80%

Table A-16
Building/Wing/Tower bearing Number **Tower T16**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	21,05,64,287
2	Cost incurred as on Date 31.03.2018	19,38,08,524
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,67,55,763
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	92%

Table A-17
Building/Wing/Tower bearing Number **Tower T17**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	15,41,06,187
2	Cost incurred as on Date 31.03.2018	12,42,05,298
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	81%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,99,00,890
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	81%

Table A-18
Building/Wing/Tower bearing Number **Tower T18**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	19,21,50,764
2	Cost incurred as on Date 31.03.2018	17,60,60,076
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,60,90,688
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	92%





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Table A-19

Building/Wing/Tower bearing Number **Tower T19**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	19,38,98,865
2	Cost incurred as on Date 31.03.2018	17,99,47,850
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	93%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,39,51,014
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	93%

Table A-20

Building/Wing/Tower bearing Number **Tower T20**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	15,41,06,187
2	Cost incurred as on Date 31.03.2018	14,35,74,641
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	93%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,05,31,546
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	93%

Table A-21

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

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	17,24,74,867
2	Cost incurred as on Date 31.03.2018	15,68,61,586
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	91%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,56,13,281
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	91%

Table A-22

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

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	50,45,75,439
2	Cost incurred as on Date 31.03.2018	50,39,46,641
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6,28,798
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	100%

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	45,69,54,281
2	Cost incurred as on 31.03.2018	17,28,41,057
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	38%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	28,41,13,224
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	38%

Signature of Engineer

Name

Address

Aadhar No.

PAN No.



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