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Suraj and Associates

AN ISO 10002 : 2014 Certified
AN ISO 9001 : 2015 Certified

406, Ansal's "SATYAM", Fourth Floor,
Raj Nagar District Centre, Ghaziabad -201 002
SA-127, Shastri Nagar, Ghaziabad - 201 003

ENGINEER'S CERTIFICATE

FORM-R

Subject:

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

Certificate of Percentage of Completion of Construction Work of Palm Resort, Raj Nagar Extension, Ghaziabad of tower -D2,G1 & A2 of Buildings (s) of the Block 1 & Tower-F,E1 & C of the Block-2 of the Project [UPPERA Registration Number-UPPERAPRJ7354] situated on the Khasra No- 1037,1042,1043,1044,1045,1046,1047,1051,1067 & 1068 Demarcated by its boundaries (latitude and longitude of the end points) 28 degree 42'15.38 to the North 77 degree 25'20.74 to the East of village Noor Nagar Tehsil-Ghaziabad Competent/ Development authority Ghaziabad Development Authority District-Ghaziabad PIN 201009,admeasuring 28,242.14 sq.mts. area being developed by M/s.MRJV CONSTRUCTION COMPANY

I/We have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the D2,G1,A2,F,E1,C Building(s)/ 1 & 2 Block of the Project, situated on the Khasra No/ Plot no 1037,1042,1043,1044,1045,1047,1051,1067 & 1068 of village Noor Nagar,tehsil-Ghaziabad ,of competent /Ghaziabad Development Authority,District-Ghaziabad,PIN-201009, admeasuring-28,242.14 sq.mts. area being developed by M/s.MRJV CONSTRUCTION COMPANY

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, B-34, Sector-67, Noida as Architect
- (ii) M/s Optimum Design Pvt Ltd as Structural Consultant
- (iii) M/s GR Electrical & Consultant / PKV Engineer & Consultant Pvt Ltd (Fire & Plumbing) as MEP Consultant
- (iv) M/s. V.B. Tomar 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.132,23,69,489.00 (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 24-06-2018 is calculated at Rs.80,62,76,245.00(Including Material Lying at Site) (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.52,56,94,686.00(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 24-06-2018 date is as given in Tables A and B below :



Table All Towers Six Numbers-D2,A2,G1,F,E1,& C

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.132,23,69,489.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs.80,62,76,245.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	57%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.51,60,93,244.00
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	57%
(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, 1,43,30,511.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs, 47,29,068.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1 * 100)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	96,01,442.00
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 (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	33%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Vibhore Kumar Gupta

Address 406, Ansal's Satyam, RDC, Ghaziabad

Aadhar No. 7547 9722 4894

PAN No. ACRPG3834F

Annexure A

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

Not Applicable



G. VALUATION

Nos of Block Storeys Work Done(Considering Approved Plan) Percentage

02 Basement+G/S+14	A2	17	Root laid Upto 13,Brickwork-Upto-12,Int Plaster upto 7,Conduit work Upto 11th Floor,Door Frames upto 8 and work in progress,WS-11,Finishing work in Progress	55.16
02 Basement+G/S+14	D2	17	Root laid Upto 17th,Brickwork-Upto-16th,Conduit work Upto-14th Floor,Int Plaster upto-14,Ext upto-13,Door Frames upto-14 and work in progress,WS-14,Sanitation-14,Finishing work in progress	84.27
02 Basement+G/S+14	G1	17	Floor,Door Frames upto-14,Int Plaster upto-12,Ext-14 and work in progress,WS-13, sanitation-13	84.67
02 Basement+G/S	D1	3	Previously Excavated,Now no work done	0.00
02 Basement+G/S+10	E1	13	Root laid Upto 10th,Brickwork-Upto-9nd Floor and work in progress	43.52
02 Basement+G/S+13	F	16	Root laid Upto 13th,Brickwork-Upto-13th Floor and work in progress,Conduit upto-2.	44.87
02 Basement+G/S+14	C	17	Root laid Upto 10th,Brickwork-Upto-7th Floor and work in progress	36.25
What is the present stage of Construction				100
Average				57.10
% Works completed				Weighted Mean
				57.10

Value and percentage of work completed	Rs.	739,369,952.31
Material Lying at Site,Misc Expenses & T & P+Site office & Sample Flat,and advances to suppliers etc	Rs.	71,635,362.00
Payment to be made to Different Vendors	Rs.	0.00
Total of cost of Const & Material Lying at Site,Misc Exp+T & P	Rs.	811,005,314.31

Expected date by which the project will be completed : March 2019
Overall impression about the feasibility and validity of the project : Good

I. CERTIFICATE

1. I declare that I have personally inspected the site and building, I further declare that all above particulars and information given in this report are true to the best of my knowledge and belief.

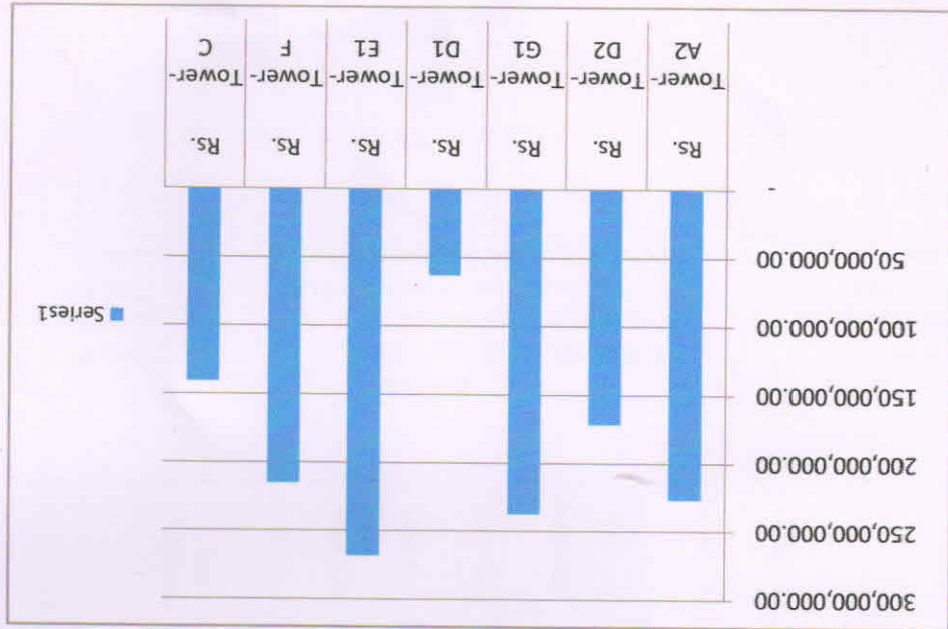
Stat: Ghazabad Name : SURAJ AND ASSOCIATES

Date 24-06-2018

Adders

FF-36,First Floor,Ansals Fortune Arcade,Sector-18,Noida





Rs.	226,473,407.91	Tower-A2
Rs.	171,553,973.92	Tower-D2
Rs.	237,108,504.20	Tower-G1
Rs.	62,841,508.80	Tower-D1
Rs.	268,290,593.08	Tower-E1
Rs.	215,072,306.36	Tower-F
Rs.	141,029,193.86	Tower-C
Rs.	1,322,369,488.13	Fire Fightinging, lifts & Ext Site Development
Rs.	14,330,511.87	
Rs.	1,336,700,000.00	
Rs.	1,336,700,000.00	Total Estimate as on Completion
Rs.	739,369,952.31	Present Estimated cost of Const
Rs.	597,330,047.69	Balance Estimated work to be done

ESTIMATE TOWER WISE

TOWER	STAGE %	VALUE IN Rs.
Tower-A2	55.16	124,933,389.38
Tower-D2	84.27	144,562,815.36
Tower-G1	84.67	200,751,866.89
Tower-D1	0.00	-
Tower-E1	43.52	116,768,321.20
Tower-F	44.87	96,494,494.59
Tower-C	36.25	51,129,995.97
		734,640,883.39
Fire Fightinging etc	33.00	4,729,068.92
Diff due to Weighted Mean	-	-
Average Weighted Value	57.10	739,369,952.31
Material Lying at Site+Extra For Site		
Office and Sample Flat		
Grand Total		811,005,314.31
		71,635,362.00

- 1 Environment
- 2 Airport Authority
- 3 Fire Department
- 4 Electricity

LIST OF NOC

1952/Praya/SEAC/1680/2013/AD(VB)
 HQ/S/17726/04/ATS(1YBM-MDCXL)
 92/JD/FaSA/Lucknow-13(Ghaziabad)/123
 1882/VI Not Applicable vi kha-Saptam/Ghaziabad
 12-10-13
 12-12-13
 22-05-16
 19-05-16

