



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

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



Ref:- SG/2018-19/R-11

Dated: 5th July, 2018

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 04 Towers of proposed Housing Project 'Indosam 75' situated on the Plot No. GH-05, Eco City, Sec- 75, Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°34'44"N and 77°22'59"E to the North, 28°34'39"N and 77°22'54" of Noida Tehsil Gautambudh Nagar with New Okhla Industrial Development Authority District Gautambudh Nagar PIN 201301 admeasuring 15771.23 sq.mts. area being developed by Indosam Infra Pvt. Ltd.

I, Sandeep Goel, has undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 04 Tower (s) of the Project Indosam75, situated on the Plot No. GH-05, Eco City, Sec- 75, Noida with New Okhla Industrial Development Authority District Gautambudh Nagar PIN 201301 admeasuring 15771.23 sq.mts. area being developed by Indosam Infra 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 Architect
- (ii) M/s Optimum Design Pvt. Ltd.
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Ashraf Khan as Site Supervisor

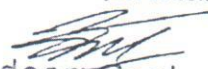
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 127,87,50,000/- (Total of S.No. 1 in Tables A, B, C and D) 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 30.06.2018 is calculated at Rs. 78,75,00,000/- Lacs (Total of S. No. 2 in Tables A, B, C and D). 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.49,12,50,000/- (Total of S.No. 4 in Tables A, B, C and D).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2108 date is as given in Tables A and B below :


Sandeep Goel
Chartered Engineer
AM120985-2

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A-1/110, Sector-7, Rohini, Delhi-110085 | M. 9871899229, Tel.: 011-27050424,
E-mail : info@governmentapprovedvaluerindia.com,
sandeepgoel110@gmail.com, sandeep_goel_eng@yahoo.co.in
Website : www.governmentapprovedvaluerindia.com

| Table A1 | | |
|----------|--|---------------|
| Tower B | | |
| 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) | 2981.25 Lacs |
| 2 | Cost incurred as on Date (Based on the actual cost Incurred as per records) | 2307.25 Lacs |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2) | 77.3 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | 674.00 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) | 78 % |

| Table A2 | | |
|----------|--|---------------|
| Tower C | | |
| 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) | 2662.05 Lacs |
| 2 | Cost incurred as on Date (Based on the actual cost Incurred as per records) | 1394.94 Lacs |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2) | 52.39 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | 1267.56 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) | 52.39 % |


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| Table A3 | | |
|----------|--|---------------|
| Tower D | | |
| 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) | 4406.25 Lacs |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | 2308.53 Lacs |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2) | 52.49 % |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | 2097.72 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) | 52.49 % |

| Table A4 | | |
|----------|--|---------------|
| Tower F | | |
| 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) | 2437.05 Lacs |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | 1764.56 Lacs |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2) | 72.39 % |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | 672.94 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) | 72.39 % |


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TABLE B

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). | 300.00 Lacs |
| 2 | Cost incurred as on (based on the actual cost incurred as per records) | 100.00 Lacs |
| 3 | Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$ | 33.34 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$ | 200.00 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 $(1 \times 100) / (2+5)$) | 33.34 % |

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