M/s. Surya Tech Valuers & Building Consultant

Government Approved Valuer **Chartered Engineer** **Building designer**

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~~FORM-R~~

ENGINEER'S CERTIFICATE (On Letter Head)

(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 Unibera Homes No. of Building(s) 1 to 5 Block(s) of the Complete Phase of the Project [UPRERAPRJ2537] situated on the Khasra No/ Plot no _GH-16 F SECTOR 01 GREATER NOIDA WEST.**
Demarcated by its boundaries 28.5547,77.4452 to the North 28.5523,77.4447 to the South 28.5541,77.4462 to the East 28.5528,77.4440 to the West of village AIMNABAD Tehsil DADRI Competent/ Development authority GNIDA District GAUTAM BUDH NAGAR PIN 201306 admeasuring 24620 sq.mts. area being developed by M/S UNIBERA DEVELOPERS PVT LTD

I Mr.Dinesh Sharma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the UNIBERA TOWERS Building(s) 1 to 5 Block/ Tower (s) of complete Phase of the Project, situated on the Khasra No/ Plot noGH-16 F SECTOR 01 GREATER NOIDA WEST.
village AIMNABAD Tehsil DADRI Competent/ Development authority GNIDA District GAUTAM BUDH NAGAR PIN 201306 admeasuring 24620 sq.mts. area being developed by M/S UNIBERA DEVELOPERS 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/Shri/Smt Dinesh Kapoor as L.S. / Architect ;
(ii) M/s/Shri/Smt Pankish Goyal as Structural Consultant
(iii) M/s/Shri/SmtAnand Havelia as MEP Consultant
(iv) M/s/Shri/Smt Ravi Ranjan Narayan 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.12856.85 (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 31/03/2018 is calculated at Rs.5989.68 (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. 6867.17 (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 31/03/2018 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number 1 to 5 or called UNIBERA TOWERS

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts(in Lakhs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 10482.76
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 5829.13
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	55.61%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.4653.63
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)	44.39%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

M/s Suryatech Valuers & Building Consultants Gr. Noida

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).	₹ 2,374.09
2	Cost incurred as on (based on the actual cost incurred as per records)	160.55
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	6.76%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 2,213.54
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)	6.76%
	(Enclose separate sheet for the cost calculations)	

GOVT. APPROVED VALUER U/S. 34 AB. R.T.P. ACT 1973 DINESH KUMAR SHARMA Reg. No. 286

Signature of Engineer

Name Mr.Dinesh Kumar Sharma

Address E 380 PGF,Greater Noida

Aadhar No. 82389548243

PAN No. AZBPS5977L

Suratech Valuers & Building Consultants Noida

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)