

Piyush Kumar Gupta Construction Management & Chartered Engineer (IEI, AM1071974)

email:- "pkgupta5471@yahoo.co.in"

Mobile:-+91-9911198318 / +91-8587063784



IIC/ 199, nehru Nagar, Ghaziabad

FORM-R

Date:- 05/07/2018

ENGINEER'S CERTIFICATE

Subject:- Certificate of Estimates for Completion of Construction Work of Block-G "VARUN HEIGHTS of the Project [UPRERA Registration Number-UPRERAPRJ8638] situated on the at Officer city-II at Khasra No. 1048, 1049, 1059M & 1060M Village Noor Nagar, Ghaziabad. Demarcated by its boundaries (latitude and longitude of the end points) 28°42' 17.60"N 77°25' 20.50"E to the North 28°42' 11.00"N 77°25' 25.40"E to the South 28°42' 13.50"N 77°25' 27.90"E to the East 28°42' 16.60"N 77°25' 16.30"E to the West of village Noor Nagar Tehsil Ghaziabad Competent/ Development authority GDA District Ghaziabad PIN 201001 admeasuring 2659 sq.mts. area being developed by M/s Varun Buildtech Pvt. Ltd.

I Piyush Kumar Gupta have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of theBlock-G "VARUN HEIGHTS of the Project Block-G "VARUN HEIGHTS, situated on the Officer city-II at Khasra No. 1048, 1049, 1059M & 1060M Village Noor Nagar, Ghaziabad, admeasuring 2659 sq.mts. area being developed by M/s Varun Buildtech 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:

- Mr. Anuj Agarwal as Architect.
- Mr. Sadanand Ojha C/O Swati Structure Solution Pvt. Ltd. as Structural Consultant
- Mr. Somnath Behra C/O M/s Behra & Associates as Plumbing consultant
- Mr. Tarandeep Singh C/O Gian Consultancy Service as MEP Consultant
- Mr. Sunil Jain as Site Supervisor on behalf of M/s Varun Buildtech Pvt. Ltd.

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.22,79,98,526/- (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 30/06/2018 is calculated at Rs.14,89,79,500/- (Percentage completion till date 65.34%) (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.7,90,19,025/- (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 30/06/2018 date is as given in Tables A and B below :

Building/Wing/Tower bearing Number Block-G

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)	₹ 19,45,05,543
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 13,46,21,293
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	69.21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 5,98,84,250
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	69.21%


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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).	₹3,34,92,983
2	Cost incurred as on (based on the actual cost incurred as per records)	₹1,43,58,207
3	Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	43%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	₹1,91,34,776
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$	43%


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AM1071974

Signature of Engineer

Name PIYUSH KUMAR GUPTA

Address II-C/199, Nehru Nagar, Ghaziabad

Aadhar No. 268793091967

PAN No. ADAPG1239Q

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