

RAMESH CHAND JAIN

M.I.E. (CIVIL), F.I.V.

CHARTERED ENGINEER

No.- M-063544-2

CONSULTING CIVIL ENGINEER

Govt. registered & Approved Valuer from

Ministry Of Finance For Income Tax.

Registration No.:- V-12/2007- 08,

R C Jain & Associates

H.O.: II-A/157, Nehru Nagar, Ghaziabad (U.P.),201001,

Phone: 0120- 4377246

B.O.: 520, Patparganj Ind. Area, Delhi-110092,

Phone: 011 - 22149191,

Mobile: 9871 670 404 ,

Email – ramesh160844@gmail.com

ARCHITECTS, ENGINEERS & GOVT. APPROVED VALUERS*** Panel Valuer of PUNJAB NATIONAL BANK & BANK OF INDIA *****Ref. No. – JULY- 04 B / RCJA / Val /UPRERA/ Landcraft / PHASE - II / GZB DATED: 04.07.2018****ENGINEER'S CERTIFICATE**

(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 Golf Link Ph-02 No. of Tower 2A,3A,1B,2B,3B,1A,Phase II of the Project [UPRERA Registration Number UPREREAPRJ5633], situated on the Khasra No 278, 279, 280, 281, 368, 370, 371, 372, 373, 374, 375, 378, 379, 380, Demarcated by its boundaries (latitude 28°39'32' North Longitude 77°28'26.9" East) village Mehrauli , Development authority GDA , District Ghaziabad, PIN -201002 admeasuring 18126 Sq.M. area being developed by Landcraft Developers Private Limited.

I RAMESH CHAND JAIN M.I.E. (Civil), F.I.V. have undertaken assignment as **CHARTERED ENGINEER** of certifying Percentage of Completion Work of the Golf Links Phase-02 Building(s), Tower 2A,3A,1B,2B,3B,1A of the Project, situated on the Khasra No. 278,279,280,281,368,370,371,372,373,374,375,378,379,380 of village Mehrauli , development authority GDA, District Ghaziabad ,PIN-201002, admeasuring 18,126 Sq.M. area being developed by Landcraft Developers Private Limited.

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) **Shri Vishal Mittal as L.S. / Architect ;**(ii) **Shri VD Sharma as Structural Consultant**(iii) **Shri Anand Havelia as MEP Consultant**(iv) **Shri Chandan 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. 2221.66 Lac (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 04.07.18 is calculated at Rs. 12562.60 Lac (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.

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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. 9,659.06 Lac (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 14.03.2022 date is as given in Tables A and B below :

TABLE- A1

Building/Wing/ Tower bearing Number 1B called Phase-II		
(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	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3,104.05
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,565.10
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	82.64 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	538.95
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	82.64 %
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE- A2

Building/Wing/ Tower bearing Number 2B or called Phase-II		
(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	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2,754.92
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,252.34
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	81.76 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	502.58
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	81.76 %
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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ARCHITECTS, ENGINEERS & GOVT. APPROVED VALUERS*** Panel Valuer of PUNJAB NATIONAL BANK & BANK OF INDIA *****TABLE- A3**

Building/Wing/ Tower bearing Number 3B or called Phase-II		
(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	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3,442.13
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,567.63
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	74.59 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	874.50
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	74.59 %
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE- A4

Building/Wing/ Tower bearing Number 3A or called Phase-II		
(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	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1,934.03
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1,351.59
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	69.88 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	582.44
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	69.88 %
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE- A5

Building/Wing/ Tower bearing Number 2A or called Phase-II		
(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.)		

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S.No.	Particulars	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3,872.74
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,271.85
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	58.66 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,600.89
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	58.66 %
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE- A6

Building/Wing/ Tower bearing Number 1A or called Phase-II		
(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	Amount in Lac Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3,071.75
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	196.77
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	6.41 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,874.98
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	6.41 %
(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	Amount in Lac 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).	4,042.04
2	Cost incurred as on (based on the actual cost incurred as per records)	1,357.31
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	33.58 %

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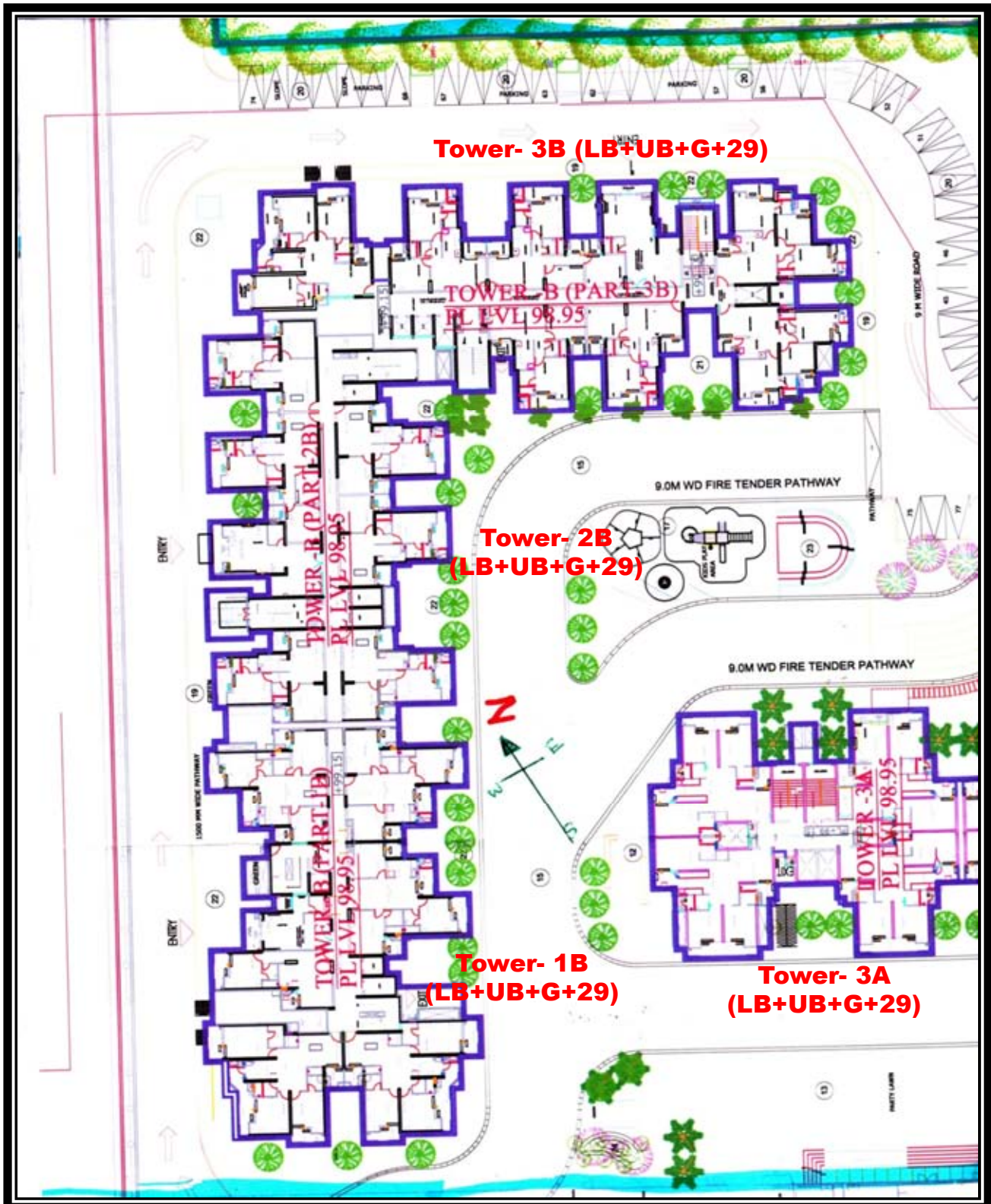
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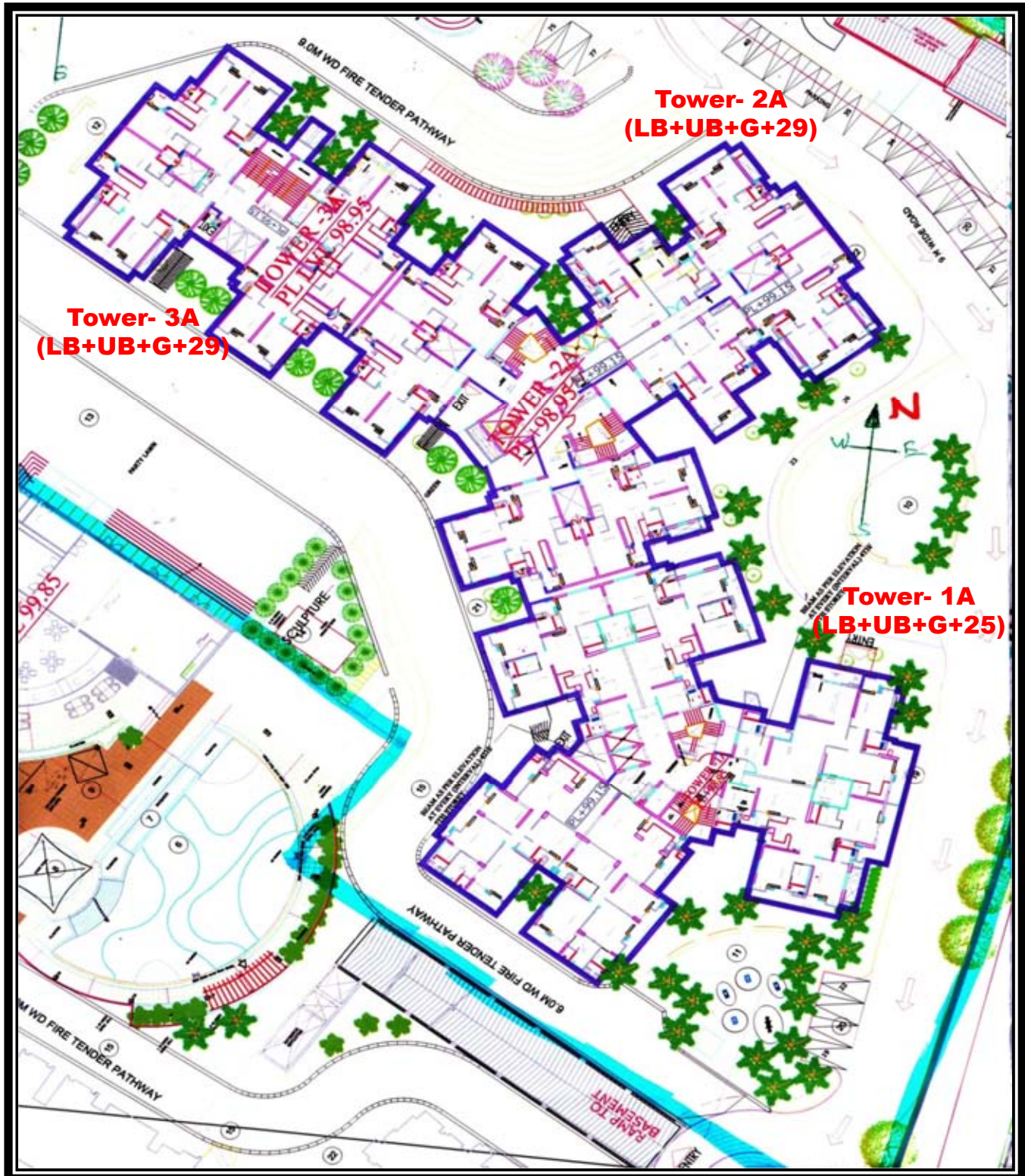
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4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2,684.72
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	33.58 %
	(Enclose separate sheet for the cost calculations)	

SIGNATURE OF ENGINEER

Name	RAMESH CHAND JAIN M.I.E. (Civil), F.I.V. CHARTERED ENGINEER	
Address	: II – A/157, NEHRU NAGAR, GHAZIABAD (U.P.) Mob: 9871670404	
Aadhar No.	: 5940 8393 1703	
PAN No.	: ABPP J1587P	
ENCLOSURES	: SITE PLAN & PHOTO SHEET= 3 Nos.(01/03 to 03/03)	
	<i>Annexure A</i>	
	<i>List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)</i>	

**ADDRESS
OF THE
PROPERTY****: Construction Work of Golf Link Ph-02 No. of Tower 1A, 2A,
3A,1B, 2B & 3B, village: Mehrauli , Development authority-
GDA, Distt.:GHAZIABAD (U. P.), PIN -201002****01/04****VIEW OF PHASE – II, DIFFERENT TOWER**

**ADDRESS
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GDA, Distt.:GHAZIABAD (U. P.), PIN -201002****02/04****VIEW OF PHASE – II, DIFFERENT TOWER**

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*** PANEL VALUER OF PUNJAB NATIONAL BANK & BANK OF INDIA ***

Ref. No. – JULY- 04B / RCJA / Val /UPRERA/ Landcraft / PHASE- II / GZB DATED: 04.07.2018

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PROPERTY**

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GDA, Distt.:GHAZIABAD (U. P.), PIN -201002**

03/04



DIFFERENT OUT SIDE & NEARBY VIEW OF PHASE- 2 TOWER

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* PANEL VALUER OF PUNJAB NATIONAL BANK & BANK OF INDIA *

Ref. No. – JULY- 04C / RCJA / Val /UPRERA/ Landcraft / Highend / GZB DATED: 04.07.2018

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3A,1B, 2B & 3B, village: Mehrauli , Development authority-
GDA, Distt.:GHAZIABAD (U. P.), PIN -201002**

04/04



**DIFFERENT OUT SIDE
& NEARBY VIEW OF
TOWER'S**