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FORM – R

ENGINEER'S /VALUER CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

To ,

Date : 5th April 2018

M/s. Spire Techpark Pvt. Ltd.

5D, Plaza M-6, District Centre,

Jasola, New Delhi-110025

Subject : Certificate of Cost Incurred for Development of WTC Noida Project for Construction of **WTC Noida- Riverside Residences** situated on the Plot No. TZ-13A, Sector Tech Zone IT park, Greater Noida Industrial Development Area, District Gautam Budh Nagar (U.P.) 203201 being developed by M/s Spire Techpark Private Limited.

Demarcated by its boundaries (latitude and longitude of the end points) :

(0773053.98-282304.71, 0773055.90-282257.42, 0773059.27-282255.55, 0773100.57- 282301.21, 0773104.34-282306.78, 0773105.50-2882256.95, 0773106.56-282258.09) of Plot No. TZ -13A, Sector Tech Zone IT park, Greater Noida Industrial Development Area, District Gautam Budh Nagar (U.P.) 203201, admeasuring 8141.995 sq.mts. area being developed by M/s. Spire Techpark Private Limited.

Ref.: RERA Registration Number : **UPRERAPRJ3158 REAL ESTATE REGULATORY AUTHORITY**

Sir,

I/We **Precision Valtech** have undertaken assignment as Architect/Engineer/Licensed surveyor of certifying Percentage of Completion of Construction Work of the **(WTC Noida- Riverside Residences)** Building(s) situated on the Plot no. TZ-13A, Sector Tech Zone IT park, Greater Noida Industrial Development Area, District Gautam Budh Nagar (U.P.) 203201 admeasuring 8141.995 sq.mts. being developed by M/s. Spire Techpark Private Limited.

1. Following technical professionals are appointed by Owner/Promoter:-

(i) M/s/Shri/Smt Abaxial Architect Pvt. Ltd. as Architect.

(ii) M/s/Shri/Smt Planning & Design Bureau as Structural Consultant.

(iii) M/s/Shri/Smt Sterling India Consulting Engineers, Lirio Lopez (Electrical + Lighting Design Consultants) &

Krims Engineering Services Pvt. Ltd. as MEP.

For **PRECISION VALTECH**


Proprietor



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 Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Precision Valtech as valuer/quantity Surveyor appointed by 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 Total Estimated Cost of completion of the project under reference as **Rs.71,50,00,000.00** (Total of S.No-1 in Table- A & 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 Cost Incurred till dated 31.03.2018 is calculated as **Rs.0.00** (Total of S.No 2 in Table A&B). The amount of Estimated Cost Incurred is calculated on the base of 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 Greater Noida Industrial Development (Planning Authority) is estimated at **Rs.71,50,00,000.00** (Total of S.No 4 in Table A&B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the 31.03.2018 date is as given in Table A and B below;

TABLE – A

(To be prepared separately for each Building/Wing of the Real Estate Project)

Tower/Building area under WTC Noida – Riverside Residences

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Building/Tower as on 31.03.2018 of Building permission from competent authority.	66.50 Cr.
2	Cost incurred as on 31.03.2018	0.00 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	66.50 Cr.
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost.	0.00 Cr.
6	Work Done in percentage (as Percentage of Estimated Cost plus additional /Extra items)	0.00 %

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TABLE – B

Internal & External Development works and common amenities
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal & External Development working including common amenities & Facilities in the layout as on 31.03.2018 date of permission from competent authority.	5.00 Cr.
2	Cost incurred as on 31.03.2018	0.00 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5.00 Cr.
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost. (Annexure A)	00.00 Cr.
6	Work Done in percentage (as Percentage of Estimated Cost plus additional /Extra items)	0.00 %

Yours Faithfully,

For **PRECISION VALTECH**


Proprietor

Signature of Engineer,

Name : Rajani Gupta

Address : 705/2, Express Garden, Vaibhav Khand, Indirapuram, Ghaziabad, U.P.201014

Aadhar no : 251307429219

PAN No. : AKOPG9214C

(Licence No. F: 25858)

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