

Er. Surya Prakash Gupta

B.E.Hons.(Civil)Gold Medalist : AMIE(india)

Project Management consultant

PAN : ABFPG5667H

KB-26 Kavi Nagar, Ghaziabad-201002

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ENGINEER'S CERTIFICATE (On Letter Head)

FORM-R

Date: 30-06-2018

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of Dinesh Nagar housing Project No. of 4 Block(s) of the Phase 2 of the Project UPRERAPRJ4908 situated on the Khasra No/ Plot no 225,235,756,792/4, 225/1
Demarcated by its boundaries 28°72'21.93" to the North 28°72'18.86" to the South 76°66'74.20" to the East 77°66'89.55" to the West of village Pilkhuwa Tehsil Dhoulana HAPUR PILKHUWA DEVELOPMENT AUTHORITY District Hapur PIN 245304 admeasuring 2980 sq.mts. area being developed by Platina Real Estates Pvt Ltd.

I Surya Prakash Gupta have undertaken assignment as Project Management consultant for certifying Percentage of Completion Work of the Dinesh Nagar Housing Project no of 4 Block of the Phase 2 of the Project, situated on the Khasra No/ Plot no 225,235,756,792/4,225/1 of village Pilkhuwa tehsil Dhoulana Hapur Pilkhuwa Development Authority District Hapur PIN 245304 admeasuring 2980 sq.mts area being developed by Platina Real Estates 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) Smt. Shilpkriti Architects as Architect
 - (ii) M/s KEEN Associates Pvt Ltd as Structural Consultant
 - (iii) M/s Consummate Engg Services Pvt Ltd as MEP Consultant
 - (iv) M/s Yaseen 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. 6,79,98,000/- (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 30-06-018 is calculated at Rs. 5,99,00,277/- (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. 80,97,723/- (Total of S.No. 4 in Tables A and B).

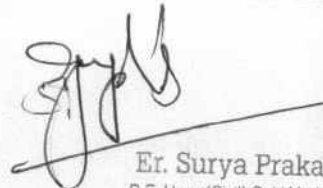
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-05-019 date is as given in Tables A and B below :

Table A1
Building/Wing/Tower bearing Number or called Block-38

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 13715000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 13501292/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	98.44%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 213708/-
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	98.44%

(Enclose separate sheets for the cost calculations for each unit/building or tower)



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Table A2
Building/Wing/Tower bearing Number or called Block-42

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 14465000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 13908480/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	96.15%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 556520/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	96.15%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3
Building/Wing/Tower bearing Number or called Block-43

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 13861000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 7946130/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	57.33%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 5914870/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	57.33%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A4
Building/Wing/Tower bearing Number or called Block-45

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 6570000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 6442411/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98.05%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 127589/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	98.05%
(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	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).	Rs 19387000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 18101964/-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	93.37%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1285036/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	93.37%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Signature of Engineer
Name:- Er. Surya Prakash Gupta
Address:- KB-26 Kavi Nagar, Ghaziabad-201002
PAN No:- ABFPG5607H

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Annexure A
List of Extra / Additional Items executed with Cost

NAME OF PROJECT :- PLATINA REAL ESTATES PVT LTD

B-38 ESTIMATE		Covered Area= 14283 Sqft		
S no.	Description of work	Covered Area	Rate/Sqft	Amount
1	G+3 Residential Building Construction with Structure work & Finishing work complete with all respect. As per Structural and Finishing work Specification adopted.	14283	960/-	1,37,11,680/-
			Say	1,37,15,000/-

NAME OF PROJECT :- PLATINA REAL ESTATES PVT LTD

B-42 ESTIMATE		Covered Area= 15053 Sqft		
S no.	Description of work	Covered Area	Rate/Sqft	Amount
1	G+3 Residential Building Construction with Structure work & Finishing work complete with all respect. As per Structural and Finishing work Specification adopted.	15053	961/-	1,44,65,933/-
			Say	1,44,65,000/-

NAME OF PROJECT :- PLATINA REAL ESTATES PVT LTD

B-43 ESTIMATE		Covered Area= 15053 Sqft		
S no.	Description of work	Covered Area	Rate/Sqft	Amount
1	G+3 Residential Building Construction with Structure work & Finishing work complete with all respect. As per Structural and Finishing work Specification adopted.	15053	921/-	1,38,63,813/-
			Say	1,38,61,000/-

NAME OF PROJECT :- PLATINA REAL ESTATES PVT LTD

B-45 ESTIMATE		Covered Area= 7000 Sqft		
S no.	Description of work	Covered Area	Rate/Sqft	Amount
1	G+3 Residential Building Construction with Structure work & Finishing work complete with all respect. As per Structural and Finishing work Specification adopted.	7000	938/-	65,66,000/-
			Say	65,70,000/-

NAME OF PROJECT:- PLATINA REAL ESTATES PVT LTD**IDC WORK ESTIMATE**

S no.	Description of work	Quantity	Rate	Eastimated cost
1	Boundry wall construction work	68.57 R/m	1100/-	75431
2	Earth filling	1054.92 cum	265/-	279555
3	Horticulture work	1 Job		228424
4	Water line	1403.8 R/m	650/-	912476
5	Drain construction work	2963.39 R/m	950/-	2815224
6	Sewer Line	236.2 R/m	3500/-	826700
7	Rain water Harvesting	1 No		84130
8	Road &pavement work	5396.07 Sqm	550/-	2967839
9	External Elecrification work	1 Job		1833933
10	STP	1 No		8495647
11	Fire Fightting work	1 Job		867641
	Total			19387000