



FORM-R

ENGINEER'S CERTIFICATE

SUBJECT :-

Certificate of Percentage of Completion of Construction Work of Saya Gold Avenue, 04 nos of towers of the Phase-1 of the Project UPRERAPRJ 6548 situated on the Plot no 10 (10/1), vaibhav khand, indirapuram ghaziabad Demarcated by its boundaries latitude and longitude of the end points 772200 to the North 772200 to the South 283807 to the East 283807 to the West of Tehsil Ghaziabad, Competent/ Development authority Ghaziabad development authority District Ghaziabad, U.P. Pin 201010 admeasuring 20,036 sq.mts. plot area being developed by Saya homes Pvt. Ltd.

I Precision Valtech have undertaken assignment as have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Saya Gold Avenue 4 Tower of Phase-1 of the Project, situated on the Plot no 10 (10/1), vaibhav khand, indirapuram ghaziabad tehsil ghaziabad competent/ development authority Ghaziabad development authority District Ghaziabad Pin 201010 admeasuring 20,036 sq.mts. of plot area being developed by Saya homes 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) Shivendra Nath as L.S. / Architect ;
- (ii) Optimum design as Structural Consultant
- (iii) Consummate Engineering Services Private Limited as MEP Consultant
- (iv) Prime Perfect Buildcon Private Limited as 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.268.00 cr. (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 march 2018 is calculated at Rs. 141.51 cr. (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. 126.49 cr. (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 march 2018 date is as given in Tables A and B below :





TABLE A

Building/Wing/Tower bearing 4 no. of tower

S.No.	Particulars	Amounts (all amount in Rs. In Crore Till Mar'18)			
		SG 4	SG 6	SG 7	SG 8
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	61.34	44.4	61.34	44.89
2	Cost incurred as on Date 31.03.2018	24.65	30.28	43.78	33.79
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)	40.19%	68.20%	71.37%	75.27%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	36.69	14.12	17.56	11.1
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0	0	0	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	40.19%	68.20%	71.37%	75.27%

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 (all amount in Rs. In Crore Mar'18)
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).	56.03
2	Cost incurred as on 31.03.2018	9.01
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	16.08%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	47.02
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)	16.08%

Signature of Engineer



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 Licence No. : F: 25858 from Institution of Valuers, New Delhi

PRECISION VALTECH