

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Form REG-2

Date:-05/06/2023

Subject: - Certificate of Percentage of Completion of Construction Work of five no. "Block 2(C1&C2), Block 3(C3&C4), Block 4(C5&C6), Block 5(B5&B6), Block 6(A1,A2&A3)" & one commercial of **Ivory County** Phase-1 UPRERA Registration Number [NIL situated on the Khasra No/ Plot no. GH-01, Sector 115, Noida, District Gautam Buddh Nagar, U.P. -201306 Demarcated by boundaries Latitude & Longitude of end points 28°33'57.17"N, 77°24'05.79"E, 28°34'03.66"N, 77°24'23.81"E Tehsil Gautam Buddh Nagar, District Gautam Buddh Nagar, Competent/ Development authority-"New Okhla Industrial Development Authority" District Gautam Buddh Nagar, Pin-201301 admeasuring 64,594.063 sqmt. area being developed by the Promotor "M/s. Themecounty Pvt. Ltd.".

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work for the above mentioned project being developed by "Themecounty Pvt. Ltd.".

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a) M/s. Confluence Consultancy Services as L.S. / Architect ;
 - b) M/s. Vintech Consultants as Structural Consultant.
 - c) M/s. Consummate Engineering services Pvt. Ltd. as MEP Consultant.
 - d) Mr. Mr. Sunil Dadhich as Site Engineer/Supervisor.
2. The project is yet to start. We have estimated the cost of the completion of the Civil, MEP and allied works, of the Blocks/Building(s) of the project. Our estimated cost calculations are based on the drawings/plans/details made available to us for the project under reference by the Promoter, Developer 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. The estimated the Total Cost for completion of the project under reference has been original as Rs. 105,896/-Lacs only 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 cost incurred till 31/05/2023 is calculated at Rs. Nil Lacs only [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. 105,896/- Lacs only.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables 'A' and 'B' below:-

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table "A1"

(Block 2- C1-2B+S/G+30)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 8,090/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 8,090/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	118 no.

Table "A2"

(Block 2- C2-2B+S/G+30)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 8,090/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 8,090/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	118 no.

Table "A3"

(Block 3- C3-2B+S/G+30)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 8,090/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 8,090/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	118 no.

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table "A4"
(Block 3- C4-2B+S/G+30)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 8,090/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 8,090/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	118 no.

Table "A5"
(Block 4- C5-2B+S/G+30)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 8,090/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 8,090/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	118 no.

Table "A6"
(Block 4- C6-2B+S/G+30)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 8,090/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 8,090/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	118 no.

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table "A7"

(Block 5- B5-2B+S/G+29)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 6,950/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 6,950/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	116 no.

Table "A8"

(Block 5- B6-2B+S/G+29)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 6,950/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 6,950/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	116 no.

Table "A9"

(Block 6-A1-2B+S/G+29)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 6,046/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 6,046/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	116 no.

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table "A10"
(Block 6-A2-2B+S/G+29)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 6,046/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 6,046/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	116 no.

Table "A11"
(Block 6-A3-2B+S/G+29)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 6,046/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 6,046/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	116 no.

Table "A12"
(Commercial-2B+G+1)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 1,130/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,130/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	No. of units	141 no.

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table-“B”

(Internal & External Development works and common amenities for entire project phase-1)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on original estimated cost)	Rs. 24,188/-
2	Actual Cost incurred as on date 31/05/2023 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 24,188/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

This certificate is issued on specific request of the Promoter M/s Theme County Pvt. Ltd. for UPRERA Compliance & based on information/ drawings/ estimated cost made available to us.