



== CREATIVE CONSORTIUM ==

ARCHITECTS, ENGINEERS, MASTER PLANNERS & CONSULTANT, INTERIOR DESIGNERS & VALUERS

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Indian Green Building Council
M E M B E R



FORM-2

ENGINEER'S CERTIFICATE

Date : 09.07.2018

To

M/s Orbit Apartment Construction Pvt. Ltd.
VIP Road Zirakpur,
Punjab - 140603

Subject: Certificate of Percentage of Completion of Construction Work of 9 No. of Towers (Buildings) of the Project "Orbit Apartments" situated on the Plot bearing Khasra Nos. :- 134/1 (3-9), 135/1 (1-11), 135/2/2 (2-2), 136/1 (3-13), 137 (3-2), 138 (4-8), 139 (4-7), Kite 7, Total 22 Bighas - 12 Biswas, situated at Village Bishanpura (Hadbast - 44) in Tehsil Zirakpur & District SAS Nagar, Punjab demarcated by its boundaries (Start Point: 30.639311, 76.820079 & End Point: 30.639662, 76.817977) with Metro Cash & Carry to the North; Chandigarh Citi Centre & Hollywood Plaza to the South; VIP Road & NH22 to the East; and Lohgarh Village to the West; measuring 18058 sq.mts being developed by Orbit Apartment Construction Pvt. Ltd.

Ref: Real Estate Regulatory Authority, Punjab Registration Number:
PBRERA-SAS79- PR0009

Sir,

We, CREATIVE CONSORTIUM, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Real Estate Regulatory Authority, Punjab, Being the 9 No. of Towers (Buildings) of the Project "Orbit Apartments" situated on the Plot bearing Khasra Nos. :- 134/1 (3-9), 135/1 (1-11), 135/2/2 (2-2), 136/1 (3-13), 137 (3-2), 138 (4-8), 139 (4-7), Kite 7, Total 22 Bighas - 12 Biswas, situated at Village Bishanpura (Hadbast - 44) in Tehsil Zirakpur & District SAS Nagar, measuring 18058 sq.mts being developed by M/s Orbit Apartment Construction Pvt. Ltd.

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

- M/s Creative Consortium as L.S. / Architect ;
- M/s ESS ESS Consultants as Structural Consultant
- M/s Creative Consortium as MEP Consultant
- M/s Creative Consortium as Quantity Surveyor *

S. Singh



DELHI OFF.: 409, 18/12 W.E.A. KAROL BAGH, NEW DELHI TEL: 7839011488
SHIMALA OFF.: Combermere Complex, Block-C, The Mall, Shimla Ph: 2614320
U.S.A. OFFICE: 85-19, 263 ST Florel Park, N.Y 11001, Tel.: 91768 68164, 7182475090

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, 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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us and the 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 building(s) of the aforesaid project under reference as **Rs42,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from Municipal Council Zirakpur, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.48,77,16,610**(Total of Table A and 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 the Municipal Council Zirakpur is estimated at **Rs. 2,00,00,000**(Total of Table A and B).
6. We certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :



S. Singh

Table A

Tower/ Building - A

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower A	1,75,00,000
2	Cost incurred as on 20 th June 2018	2,09,60,777
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	34,60,777

Tower/ Building - I

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower I	4,50,00,000
2	Cost incurred as on 20 th June 2018	5,44,98,021
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	94,98,021

Tower/ Building - J

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower J	4,50,00,000
2	Cost incurred as on 20 th June 2018	5,44,98,021
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	94,98,021

Tower/ Building - G

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower G	4,50,00,000
2	Cost incurred as on 20 th June 2018	5,44,98,021
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	94,98,021

Tower/ Building - H

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower H	4,50,00,000
2	Cost incurred as on 20 th June 2018	5,44,98,021
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	94,98,021



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Tower/ Building - E

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower E	4,50,00,000
2	Cost incurred as on 20 th June 2018	5,44,98,021
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	94,98,021

Tower/ Building - F

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower F	4,50,00,000
2	Cost incurred as on 20 th June 2018	5,44,98,021
3	Work Done in Percentage	100%
4	Balance Cost to be incurred	0
5	Cost Incurred on Additional or Extra items	94,98,021

Tower/ Building - B

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower B	4,50,00,000
2	Cost incurred as on 20 th June 2018	4,44,98,021
3	Work Done in Percentage	82%
4	Balance Cost to be incurred	1,00,00,000
5	Cost Incurred on Additional or Extra items	94,98,021

Tower/ Building - C

Sno.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of Tower C	4,50,00,000
2	Cost incurred as on 20 th June 2018	4,44,98,021
3	Work Done in Percentage	82%
4	Balance Cost to be incurred	1,00,00,000
5	Cost Incurred on Additional or Extra items	94,98,021



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Table B

S. No.	Particulars	Amounts (Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout	4,25,00,000
2	Cost Incurred as on 20 th June 2018	5,07,71,661
3	Work Done in Percentage	100%
4	Balance Cost to Be Incurred	0
5	Cost Incurred on Extra Items as on 20 th June 2018	82,71,661

Yours Faithfully,

For CREATIVE CONSORTIUM



Annexure A – Details of Additional Cost

The additional expenditure above the initial estimated cost has occurred due to:

1. Increase in price of Steel
2. Increase in price of Sand
3. Increase in Price of Iron
4. Increase in Price of Cement
5. Increase in Price of Labour
6. Increase in price of tiles, stones, washroom fittings, electrical fittings etc.
7. Up gradation of specifications