SANDEEP GOEL
B.E (Civil) AMIE, M.E. (Civil)
MRICS, F.I.V., C. Eng (I)

Govt. Regd. Valuer, Chartered Engineers,
Projects Management Consultants,
Quantity Surveyors, Accredited by RICS.
RICS

Ref: - SG/2018-19/R-31 Dated: 31st July, 2018

ENGINEER'S CERTIFICATE

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

Certificate of Percentage of Completion of Construction Work of_**CASA WOODSTOCK** of Building(5) Block(5) of the 1st Phase of the Project [UPRERAPRJ2855 (TOWER- A,B,C,D &E) situated on the Khasra No/ Plot no No- GH 3E Sector -16 c Gaur City 2 Greater Noida Extn , WEST Demarcated by its boundaries (latitude and longitude of the end points) 28 to the North (ATITUDE - 28°35'56.96" N LONGITUDE - 77°27'03.54" E)to the South(LATITUDE - 28°35'49.84" N LONGITUDE - 77°27'05.15" E)to the East(LATITUDE 28°35'52.06" N,LONGITUDE - 77°27'08.91" E) to the West of_Tehsil_GAUTAM BUDDHA NAGAR_ Competent/ Development Authority - GREATER NOIDA_District-GAUTAM BUDDHA NAGAR , PIN -202301, admeasuring 10010.00 sq.mts. area being developed by **ANGELS INFRAHEIGHT PVT LTD.**

I, Sandeep Goel, has undertaken assignment as Engineer /Licensed Surveyor of certifying Percentage of Completion Work of the CASAWOOD STOCK_Building / Block(5) Tower (5) of 1ST Phase of the Project, situated on the Khasra No/ Plot no GH 3E Sector -16 c Gaur City 2 Greater Noida Extn , WEST, of tehsil_GAUTAM BUDDHA NAGAR competent/ development authority_Greater Noida_District_Gautam Budhha Nagar, PIN 201301 admeasuring 10010 sq.mts. area being developed by **ANGELS INFRAHEIGHT 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) P.N ANDLEY - as L.S. / Architect
   - (ii) P.C. RAGETAH -as Structural Consultant
   - (iii) M/s PEE CONSULTANTS AND G.R. ELECTRICAL CONSULTANTS -as MEP Consultant
   - (iv) Shri _SATISH AGARWAL - 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. 12044.64 Lacs (Total of S.No. 1 in Tables A1 to A6 & 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 30.06.2018 is calculated at Rs. 10466.14 Lacs (Total of S. No. 2 in Tables A1 to A6 & B,) The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

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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. 1578.49 Lacs (Total of S.No. 4 in Tables A1 to A6 & B)

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2018 date is as given in Tables A and B below :

Table A 1 Called – Tower A		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3237.27 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2589.82 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	80 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	647.45 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	80%

Table A2 called Tower B		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3218.23 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2896.41 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	90 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	321.82 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	90%

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Table A 3 Called Tower C		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2256.25 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2030.62 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	90 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	225.63 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	90 %

Table A 4 Called Tower D		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2256.25 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2030.62 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	90 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	225.63 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	90 %

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Table A5 Called Tower E		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	503.07 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	402.46 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	80 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	100.61 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	80 %

	TABLE B - Internal & External Development works and common amenities (Prepared for the entire registered phase of the Real Estate Project)	
Sl. No.	Particulars	Amounts (Rs.)
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).	573.55 Lacs
2	Cost incurred as on(based on the actual cost incurred as per records)	516.20 lacs
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	57.35 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	90 %

Signature of Engineer
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PAN No. : AIVPG8691C
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