

Sunil Kumar Jain

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

Form-'REG-02'

ENGINEERS CERTIFICATE

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

Date:-10/05/2023

Subject:-Certificate of Percentage of Completion of Construction Work of Project “**Estate 128**”having Three no. Residential Towers [B+G+37] namely Tower-T1, Tower-T2, Tower-T3 and one Commercial (G+1) of UP RERA Registration no. Nil situated Plot no. TS-02, Jaypee Greens Wish Town, sector 128, Noida, U.P. demarcated by its boundaries latitude and longitude of the end points 28 31 42.66N, 77 21 32.59E, 28 31 45.74N, 77 21 35.56E, 28 31 36.19N, 77 21 45.36E, 28 31 39.08N, 77 21 47.22E Tehsil -Gautam Buddha Nagar, Competent/ Development authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar admeasuring 40468.56 Sqmt area being developed by Promoter “**M/s Max Estates 128 Pvt. Ltd.**”

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage of Completion Work of the Project as mentioned above being developed by Promoter “M/s Max Estates 128 Pvt. Ltd.”.

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a. M/s. RSP Design Consultants Pvt. Ltd. as L.S. / Architect ;
 - b. M/s. Melior Structural Solutions as Structural Consultant;
 - c. M/s. Proion Consultants Pvt. Ltd. as MEP Consultant;
 - d. Shri Vipin Sharma as Project In charge.
2. The project is still yet to start. 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 plans/information/ data made available to us for the project under reference by the Promoter, Developer and 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. 62,635/-lacs 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 i.e. 30/04/2023 is calculated at Rs. Nil [Total of S. No. 2 in Tables A1, A2, A3, A4 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. 62,635/- 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"

(For Tower-1)

S. No.	Particulars	Amount (In lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.14,500/-
2	Actual Cost incurred as on 30/04/2023 (Based on estimated cost)	Rs. Nil/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.14,500/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
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	Total No. of Units as per sanctioned Map	67 No.

Table "A2"

(For Tower-2)

S. No.	Particulars	Amount (In lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.14,500/-
2	Actual Cost incurred as on 30/04/2023 (Based on estimated cost)	Rs. Nil/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.14,500/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
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	Total No. of Units as per sanctioned Map	67 No.

Table "A3"

(For Tower-3)

S.No.	Particulars	Amount (In lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.14,500/-
2	Actual Cost incurred as on 30/04/2023 (Based on estimated cost)	Rs. Nil/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 14,500/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
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	Total No. of Units as per sanctioned Map	67 No.

Sunil Kumar Jain

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

Table A4

(Commercial)

S. No.	Particulars	Amount (In lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 375/-
2	Actual Cost incurred as on 30/04/2023 (Based on estimated cost)	Rs. Nil/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 375/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
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	Total No. of Units as per sanctioned Map	17 No.

Table-“B”

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

S.No.	Particulars	Amount (In lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs. 18,760/-
2	Actual Cost incurred as on 30/04/2023 (Based on estimated cost)	Rs. Nil/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 18,760/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
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 is issued on specific request of the Promoter M/s Max Estates 128 Pvt. Ltd. for UPRERA Compliance & based on information/data/drawings made available to us.