



NEERAJ AND ASSOCIATES

Engineers Architects Valuers

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GST No. : 09AVPPS5764D1ZY

Ref. : 2024/25/8

Date : 25.09.2024

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

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

Subject: Certificate of Percentage of Completion of Construction Work of Phase-II of OASIS
GRANDSTAND No. of Building(s)/3 Block(s) of the IInd Phase of the Project OASIS
GRANDSTAND situated on Plot no. GH-01, TS01B, Sector- 22D, Yamuna Expressway, Gautam
Buddh Nagar - 201306.
Demarcated by its boundaries (latitude and longitude of the end points - 28.17135 N, 77.33358
E) 24 m wide road to the North Plot no. GH-02 to the South 30 m wide road to the East 18 m
wide Road to the West of village Roneja Tehsil Jewar Competent/ Development authority
Yamuna Expressway Industrial Development Authority District Gautam buddh Nagar PIN
201306 admeasuring 8550 sq.mts. area being developed by [Oasis Realtech Pvt. Ltd.]

Neeraj Sharma

Neeraj Sharrma : B.E. (Civil), PGDM, Govt. Appd. Valuer (Reg. No. CAT A/13/06-07/V1595) M.I.E., F.I.V. (F-12709)

Chartered Engineer & Government Approved Valuer Appointed by Ministry of Finance

I/We **Neeraj Sharrma (Neeraj and Associates)** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **3 no. of Building(s)/Block/ Tower (s) of IInd Phase** of the Project, situated on the **Plot no. GH-01, TS01B, Sector- 22D, Yamuna Expressway, Gautam Buddh Nagar - 201306** of **village Roneja, Tehsil Jewar** competent/ development authority **Yamuna Expressway Industrial Development Authority, District Gautam buddh Nagar - PIN 201306** admeasuring **8550 sq.mts.** area being developed by **[Oasis Realtech 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 (to be consulted) by me for verification /for certification of the cost:

(i) M/s Shri Vishal Sharma (CERTIFICATE NO. CA/98/23261), Confluence Consulting Services as Architect

(ii) M/s Shri B.D. Sharma as Structural Consultant

(iii) M/s Shri PRAMOD KUMAR (Plumbing, Fire and Electrical Consultant)

(iv) M/s Shri Mukesh Kumar 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 - **No construction as of now. Phase II of the project still in conceptual stage.**

3. We estimate the Total Cost for completion of the project under reference as Rs. **163.26 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 (as on 25-09-2024) is calculated at **Rs. 0.00** (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 - **No construction as of now.**

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. **163.26 Cr.** (Total of S.No. 4 in Tables A and B). - **No construction as of now.**

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date is as given in Tables A and B below : **Nil. No construction as of now.**



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TABLE A**Not Applicable. No construction as of now.**Building/Wing/Tower bearing Number 1,2 and 6 or called NA

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	153.26 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost	0.00
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	153.26 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B**Not Applicable. No construction as of now.**Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
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).	10 Cr.
2	Cost incurred as on (based on the actual cost incurred as per records)	0.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	10 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00
(Enclose separate sheet for the cost calculations)		

Neeraj Sharma

GOVT. APPROVED VALUER
Neeraj Sharma
B.E. (Civil) PGDM,
M.I.E., F.I.V.
CATAJ/13/06-07/
V1595
CHARTERED ENGINEER

Table A1- Proposed Construction Cost (Still in Conceptulization stage)

Discription of Tower	Numer of Floor	Status of Civil works	Floor area (Sq.m.)	Rate / Sq.m.	Floor area (Sq.m.)	Rate / Sq.m.	Total Amount (Rs.)
			FAR		Non FAR		
Wing 1 & 6	2 Stilt +26 floors	Construction not started as yet	27053.50	35500.00	5470.89	9560	1012700939
Wing 2	2 Stilt +26 floors	Construction not started as yet	13896.52	35500.00	2779.39	9560	519897419
TOTAL AMOUNT							1532598358.12
						Say,	153.26 Cr.

Neeraj Sharma


 A circular blue ink stamp. The outer ring contains the text "GOVT. APPROVED VALUER" at the top and "CHARTERED ENGINEER" at the bottom, separated by two stars. The inner circle contains the text: "Neeraj Sharma", "B.E. (CIVIL) PGDM", "M.I.E., F.I.V.", "CAT.A/13/06-071", and "V1695".

Neeraj Sharma



Signature of Engineer

Name NEERAJ SHARMA

Address B-116, Gamma-I, Greater Noida-201310

Aadhar 9760 8292 3427

PAN No AVPPS5764D

Annexure A

Not Applicable. No construction as of now.

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)