

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 06 No. of Building(s)/Block(s) of the Project (CASA GRANDE- 2) having RERA Registration No-UPRERAPRJ4491 situated on the Plot no GH-06 C, Sector CHI-V, Greater Noida-201301. Demarcated by its boundaries latitude 28°25'42.68"N and longitude 77°30'16.56"E of the end points to the North plot no.-GH 08A to the South plot no.-GH 06A to the East 24m. wide road to the West plot no. GH 06B of village Chuharpur Khader Tehsil Dankaur Competent/ Development authority NOIDA DEVELOPEMNT AUTHORITY District GAUTAM BUDH NAGAR PIN 201301 admeasuring 18154 sq.mts. area being developed by Earthcon Construction Private Limited.

We Q Catalyst have undertaken assignment as cost and management consultant /Licensed Surveyor of certifying Percentage of Completion Work of the 06 Building(s)/Block/ Tower (s) of the Project CASA GRANDE-2, situated on the Plot no GH-06C, Sector CHI-V, of village Chuharpur Khader tehsil Dankaur competent/ development authority Noida Development Authority, District Gautam Budh Nagar, PIN 201301 admeasuring 18154 sq.mts. area being developed by Earthcon Construction Private Limited.

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) Shri/Smt. Amit Gangal as L.S. / Architect ;
  - (ii) Shri Sayyed Adnan as Structural Consultant
  - (ii) Shri G.R Electrical Consultant as MEP Consultant
  - (iv) Shri Rajeev Gupta 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. 154,09,20,280 (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 30/06/2018 is calculated at Rs 45,34,22,438 (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. (Total of S.No. 4 in Tables A and B).

For Q CATALYST  
  
 Authorised Signatory

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 2020 date is as given in Tables A and B below :

**Table A**  
Building/Wing/Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_  
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases.

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)	Rs-144,38,13,155
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs-45,34,22,438
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	31.40
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs-99,03,90,706
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5 ) / ( Row 1 + Row 5 ) *100 )	31.40
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

**TABLE B**  
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).	Rs-9,71,07,124
2	Cost incurred as on (based on the actual cost incurred as per records)	0%
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs-9,71,07,124
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0%
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5 ) / ( Row 1 + Row 5 ) *100 )	0%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer  
Name Arshad Khan  
S-8 Batla House JOGA  
Address BAI EXT- JAMIA  
NAGAR  
Aadhar No. 886792809309  
PAN No. BCZPK 9029 B

For Q CATALYST  
Arshad  
Authorised Signatory

Project : CG 2

**REVENUES:**

[illegible]

TABLE A

Cost of Land	Area		Rate (Rs.)	Value (Rs.)	(in Cr Rs)
Land	18154	Sq.Mts.	0	0	
Registry Charges Plus Lease Rent		Sq.Mts.	0	0	
<b>TOTAL ESTIMATED COST AS PER TABLE-A</b>					
<b>Cost Of Construction</b>					
Basement Parking	307,136	Sq.Fts.	1150	353,206,400	35.32
Residential Area	<b>622,747</b>	Sq.Fts.	1400	871,845,800	87.18
Balcony cost of construction	<b>116,153</b>	Sq.Fts.	700	81,307,100	8.13
Addition cost of Beetle Suits	254	Nos.	373720	94,924,880	9.49
			(I)	<b>1,401,284,180</b>	<b>140.1284180</b>
<b>Project Management Charges</b>			<b>at BSP</b>		<b>(in Cr Rs)</b>
Cost of Architectural Consultancy & PMC	1,401,284,180		3%	35,032,105	3.50
Brokerage	-		10%	1,401,284	0.14
Office & Administrative	-		2%	280,257	0.03
Miscellaneous	-		1%	140,128	0.01
Advertisement	-		2%	210,193	0.02
Interest Cost @13% for 3 yrs			39%	5,465,008	0.55
<b>Total (II)</b>				<b>42,528,975</b>	<b>4.25</b>
<b>TOTAL COST AS PER TABLE A</b>					<b>144.381</b>

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<b>TOTAL ESTIMATED COST AS PER TABLE-B</b>
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Open Space Development	155,655	Sq.Fts.	100	15,565,500	1.56
Club construction cost	7,513	Sq.Fts.	2500	18,782,500	1.88
Power Back up cost				22,500,000	2.25
Other cost (lifts,pool ,lanscape .etc.)				54,578,150	5.46
TOTAL COST AS PER TABLE B					9.71
TOTAL COST AS PER TABLE ( A+B)					154.09

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