

Sunil Kumar Jain

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

Form-'II'

ENGINEERS CERTIFICATE

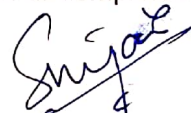
(For The Purpose of Registration of Project and for UPRERA compliance)

Date:-16/12/2022

Subject:-Certificate of Percentage of Completion of construction & development Work for one commercial building namely "Central Plaza" UPRERA Registration Number **UPRERAPRJ177393** situated at Khasra no./Plot No. I-1, Gh-04, Sector -4, Greater Noida West, UP-201308, demarcated by its boundaries (latitude and longitude of the end-points) 77° 39' 10.25" N, 28° 53' 55.17" E ,Tehsil Gautam Budh Nagar, Competent Authority/Development Authority : Greater Noida Industrial Development Authority, District Gautam Buddh Nagar , admeasuring 3,380 sq. meter area, being developed by M/s AIMS ANGEL INFRATECH LLP."

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the above Project being developed by Promoter's "M/s AIMS ANGEL INFRATECH LLP."

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s./Shri Pushp Kumar Sharma as Architect;
 - M/s./Smt. Ruchi Jain as Structural Consultant;
 - M/s. Soni Consultants as MEP Consultant;
 - Mr. Sushil Tiwari as Site Supervisor.
- The project is still ongoing. We have estimated the cost for the construction & development of the Civil, MEP and allied works of the abovementioned project. Our estimated cost calculations are based on the drawings/ plans/ information made available to us for the project under reference by the Promoter, Developer and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the total revised construction/ development Cost for completion of the project excluding unsold inventory under reference as Rs. 1,785/-lacs only including cost of development of common facilities as provided by the promoter. 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.
- The estimated actual cost incurred till 15/12/2022 is calculated at Rs. 1,763/- lacs only [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.
- The Balance construction & development cost of Completion of the Civil, MEP and Allied works of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 22/- lacs only.
- 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
MIE, M-1598001

Email: sunjai198@gmail.com;

☎ 7678652892

☎ 9013164897



Scanned with OKEN Scanner

Table "A"
(Commercial -2B+LG+G+5)

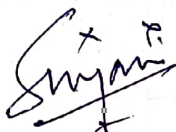
S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on total revised estimated excluding unsold inventory cost)	Rs.1,435/-
2	Actual Cost incurred as on 15/12/2022 (Based on the revised estimated cost excluding unsold inventory cost)	Rs.1,420/-
3	Work done in percentage (As percentage of total revised estimated cost)	99 %.
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 15/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
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]	99 %.

Table-"B"

Internal & External Development works & 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 total revised estimated excluding unsold inventory cost)	Rs. 350/-
2	Actual Cost incurred as on 15/12/2022 (Based on the revised estimated cost excluding unsold inventory cost)	Rs. 343/-
3	Work done in percentage (As percentage of total estimated cost)	98 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 7/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NA
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]	98 %

This certificate is issued on specific request of the Promoter M/s AIMS ANGEL INFRA TECH LLP. for UPRERA Compliance & based on information/ drawings made available to us. The unsold inventory cost have been excluded which shall be customized subject sale considerations at later date.


Sunil Kumar Jain
 MIE, M-1598001