

ENGINEER'S CERTIFICATE

No.RZ0726

Date: 07-07-26

Information as on 30-06-26

Subject: Certificate of Amount Incurred for Construction and Development of the Proposed Project: "Magnate Plaza" and Project Title as per approved maps: "Existing To Be Demolish And Proposed Commercial Cum Cinema Hall For Gopi Picture Private Limited At Khasra No. 2852 , 2854 Village Khekra Andar Nagar Palika Parishad Khekra , Dist. Baghpat" PROJECT situate in Village Khekra Tehsil: Baghpat, Competent / Development Authority: Baghpat Baraut Khekra Development Authority, District Bagpat, PIN: 250101 admeasuring 1567 sq. mts. area being developed by Gopi Pictures LLP having Promoter ID: UPRERAPRM373315

I **Rabi Akhtar** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Magnate Plaza" and Project Title as per approved maps: "Existing To Be Demolish And Proposed Commercial Cum Cinema Hall For Gopi Picture Private Limited At Khasra No. 2852 , 2854 Village Khekra Andar Nagar Palika Parishad Khekra , Dist. Baghpat" situated on the Khasra No. 2852 , 2854 of village Khekra Tehsil: Baghpat Competent/ Development Authority Baghpat Baraut Khekra Development Authority District: PIN: 250101 admeasuring 1567 sq. mts. area being developed by Gopi Pictures LLP having Promoter ID: UPRERAPRM373315

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt **Upaay Design & Planning** as Architect
- (ii) M/s/Shri/Smt **Rzest Consultant** as Structural Consultant
- (iii) M/s/Shri/Smt **Ravi Kant** as MEP Consultant
- (iv) M/s/Shri/Smt **Bhuvan Chandra** as Site Supervisor.

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works. 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 is given in following Table A and Table B:

In Rs Lacs

Table A							
1	2	3	4	5	6	7	8
S. No.	Task/Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)

1	Excavation	655500.00	655500.00	100%	655500.00	655500.00	100%
2	Total Number of Basement and Plinth	21010800.00	14000000.00	60%	12606480.00	12606480.00	60%
3	Total Number of Podiums	0.00		0%			
4	Stilt Floor	0.00		0%			
5	Total Number of Slabs of Super Structure	12300000.00	0.00	0%			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15557450.50	0.00	0%			
7	Sanitary Fittings within the Flat/Premises,	4000000.00	0.00	0%			
8	Electrical Fitting within the Flat/Premises	11400800.35	0.00	0%			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1850400.00	0.00	0%			
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6000755.00	0.00	0%			
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	4655450.00	0.00	0%			
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	7931325.30	0.00	0%			
13	Total	8,53,62,481.15	14655500.00		13261980.00	13261980.00	



Table-B

Table B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
1 S. No.	2 Task/Activity	3 Total Estimated Cost	4 Amount incurred till now	5 % of work done as per latest REG-1	6 Expenditure computed as per REG-1 (Column 3 x Column 5)	7 Admissible expenditure (Lower of Column 4 and Column 6)	8 Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	100425.50	0.00	0%			
2	Water Supply/Drinking Water Facilities	2355000.00	0.00	0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	1855000.00	0.00	0%			
4	Storm Water Drain	15575.00	0.00	0%			
5	Landscaping & Tree Planting	25000.00	0.00	0%			
6	Street Lighting	55000.00	0.00	0%			
7	Community Buildings	0.00	0.00	0%			
8	Treatment & Disposal of Sewage and Sullage water /STP	8015550.00	0.00	0%			
9	Solid Waste Management & Disposal	525000.00	0.00	0%			
10	Water Conservation, Rainwater Harvesting	55000.00	0.00	0%			
11	Energy Management/Use of Renewable Energy	14500.00	0.00	0%			
12	Fire Protection and Fire Safety Requirements	105000.00	0.00	0%			
13	Electrical Sub Station, Control Panel & Meter Room	5500000.00	0.00	0%			
14	Receiving Station	500000.00	0.00	0%			
15	Plan of Development Works	3500000.00	0.00	0%			



16	Emergency Evacuation Services	250000.00	0.00	0%			
17	Common Facilities in Basement	840749.82	0.00	0%			
18	Others, if any (please specify)		0.00	0%			
	Total	2,37,11,800.32					

3. We estimate the Total Cost for completion of the project under reference as **Rs. 10,90,74,218.47** (Total of column no. 3 in Tables A and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **30-06-26 is Rs. 13261980.00** (Total of column no. 7 in Tables A and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows-

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully



Signature of Engineer
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