



MAGNET CONSORTIUM

Reliability Beyond Expectation.....

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ENGINEER'S CERTIFICATE

M/s JLG Properties Private Ltd.
22A, Janpath
New Delhi

Date: 10-01-2022

Subject :- Certificate of Percentage of Completion of Construction Work of the Project SAWASDEE JLG GALLERIA (Regd. No. UPRERAPRJ320171) situated on the Plot No H-1, Sector-63, Noida Distt. Gautam Budh Nagar, UP., admeasuring 10011.24 sq.mts. area being developed by M/s JLG Properties Private Limited.

I Himanshu Mittal, Proprietor M/s Magnet Consortium have undertaken the assignment of certifying the cost estimated/incurred for development of the Project "SAWASDEE JLG GALLERIA" situated on the Plot No H-1, Sector-63, Noida Distt. Gautam Budh Nagar, UP., admeasuring 10011.24 sq.mts. area being developed by M/s JLG Properties 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) **Mr. Amit Kumar C/O M/s Modarch India** as Architect.
- (ii) **Mr. Pankish Goel C/O M/s TPC Technical Projects Consultants Pvt. Ltd.** as Structural Consultant
- (iii) **Mr. Bikam C/O M/s V.Consulting** as MEP Consultant
- (iv) **Mr. Dineshwar Singh** as Site Supervisor on behalf of **M/s JLG Properties Pvt. Ltd.**

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.13300 Lacs** (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 **31-12-2021** is calculated at **Rs. 6065 Lacs** (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. 7235 Lacs** (Total of S.No. 4 in Tables A and B).

PANEL VALUER :

- | | |
|-----------------------|---------------------------|
| ● Canara Bank | ● Punjab National Bank |
| ● Axis Bank | ● UCO Bank |
| ● Bank of India | ● Wealth Tax |
| ● Bank of Maharashtra | ● DCB Bank |
| ● HDBFS | ● HDFC Bank Ltd. |
| ● Mahindra Finance | ● Gramin Bank of Aryavart |
| ● State Bank of India | ● Indian Oil Corporation |

SERVICES :

- Valuation of Properties For Bank, Visa & Auction
- Estimation, Costing, Drawing & Design
- Chartered, Engineer, Certification
- Lender Engineer Work
- Diagnostic Study Reports For SME
- Project Consultancy

Note:- SUBJECT TO GREATER NOIDA JURIDICITION ONLY.



6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **31/12/2021** date is as given in Tables A and B below :

TABLE A

S.No.	Particulars	Rs. In Lacs
		Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	10640
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	5545
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	52.11%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5095
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	52.11%

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	Rs. In Lacs
		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).	2660
2	Cost incurred as on (based on the actual cost incurred as per records)	520
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	19.55%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2140
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	19.55%



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