



Ar. Satvik Goel

Chief Architect & Principal Consultant
(Registration No. CA/2016/76212)

Ar. Virendra Kumar Dhama

Govt. Approved Valuer
(Registration No. CA/95/18140)

A.K. & ASSOCIATES

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ENGINEER'S CERTIFICATE

FORM-R

M/s JLG Properties Pvt. Ltd.

Date: - 08/01/2024

**22A, Janpath
New Delhi**

Subject: - Certificate of Estimates for Completion of Construction Work of the Project "SAWASDEE JLG GALLERIA" situated at Plot No. H-1, Sector - 63, Noida, Gautam Budh Nagar, U.P. measuring 10011.24 Sq. Mts. area, being developed by M/s JLG Properties Private Ltd. (RERA Registration Number:- UPRERAPRJ320171)

This is to certify that I have undertaken assignment of certifying estimated cost for the Real Estate Project mentioned above.

1. Following technical professionals are consulted for verification for certification of the cost.

- (i) Mr. Amit Kumar C/o M/s Modarchindia, as Architect.
- (ii) Mr. Pankish Goel C/o M/s TPC Technical Projects Consultants Pvt. Ltd. as Structural Consultant.
- (iii) Mr. Mukesh Kumar as Site Supervisor on behalf of M/s JLG Properties Private Limited.

2. The project work at the site has since started. The cost of the completion of the civil, MEP and allied works of the building of the project was estimated based on the drawings/plans made available to us for the project under reference by the promoter, Developer and Consultants and the Schedule of terms 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.

3. The Total cost was estimated for the completion of the project under references as **Rs. 13300 Lacs** 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 on certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.





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4. The estimated actual cost incurred till date **31-12-2023** is calculated at **Rs. 8158 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 of the project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs. 5142 lacs** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on **31-12-2023** 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)	6988
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	65.68%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3652
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)	65.68%





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TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase 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 Date (based on the actual cost incurred as per records)	1170
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	43.98%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1490
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)	43.98%



Signatures of
Engineer/Valuer

Name : Sh. V. K. Dhama (A. K. Associates)
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