

# ATUL GOEL

B.E. (Civil), F.I.E., C. Engg. (I), F.I.V.  
GOVT. REGISTERED & APPROVED VALUER  
CHARTERED ENGINEER  
STRUCTURAL DESIGNER  
SURVEYOR LOSS ASSESSOR  
FACTORIES ACT CONSULTANT



# ATUL & ASSOCIATES

BUILDINGS DESIGNERS CHARTERED ENGINEERS GOVT. VALUERS STRUCTURAL DESIGNERS

OFF. : 202-203, HANS PLAZA, AMBEDKAR ROAD, GHAZIABAD

Tel. : 0120-4150286 Mob. : 98-101-39498 E-mail : atulg02@yahoo.com

Website : www.atulandassociates.com

FORM-R

## ENGINEERS CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date: 05-07-2025

Subject: Certificate of Percentage of Completion of Construction Work of  
of the project name 58 HIGH STREET COMMERCIAL-CUM-MULTIPLEX BUILDING OR 01 of COMMERCIAL-CUM-MULTIPLEX TOWER/BLOCK  
situated on the Khasra No/ Plot no - 1102 M, VILL. NOORNAGAR (RAJ NAGAR EXTENSION), GHAZIABAD, UTTAR PRADESH.  
Demarcated by its boundaries - LATITUDE LONGITUDE  
to the North 28.699989 77.426204  
to the East 28.699535 77.426759  
to the West 28.699533 77.425766  
to the South 28.699060 77.426407  
Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY  
District GHAZIABAD - 201017  
admeasuring 5376.00 SQ.MTS. AREA  
being developed by M/s CHARMS INDIA PRIVATE LIMITED - THRU MR. AJAY SINGHAL

I/We ATU GOEL have undertaken assignment as CHARTERED ENGINEER for certifying Estimated Costs and expenses  
incurred on actual site construction Work of project of COMMERCIAL-CUM-MULTIPLEX BUILDING OR 01 of COMMERCIAL-CUM-MULTIPLEX TOWER/BLOCK  
of the project name 58 HIGH STREET UPRERA REGN NO. UPRERAPRJ568355  
situated on the Khasra No/ Plot no - 1102 M, VILL. NOORNAGAR (RAJ NAGAR EXTENSION), GHAZIABAD, UTTAR PRADESH.  
Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY  
District GHAZIABAD - 201017  
admeasuring 5376 SQ.MTS. AREA  
being developed by M/s CHARMS INDIA PRIVATE LIMITED - THRU MR. AJAY SINGHAL

(i) M/s/Shri/Smt ANUJ AGARWAL ARCHITECTS as L.S. / Architect  
(ii) M/s/Shri/Smt ABHA GUPTA as Structural Consultant  
(iii) M/s/Shri/Smt ANUJ AGARWAL ARCHITECTS as MEP Consultant  
(iv) M/s/Shri/Smt AMIT BALYAN as Site Supervising engineer

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. 4,000.00 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 is calculated at Rs. 2,988.38 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. 1,011.62 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 the date is as given in Tables A and B below :



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LICENCE No. CAT-I/191/2000 (CCIT-KANPUR)  
CHARTERED & STRUCTURAL ENGINEER  
I.E. MEMBERSHIP No. 105923/2

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Table A

Building /wing/tower bearing no. -

or called -

(to be prepared separately for each building/wing of the real estate project/phases. In case of more than one building, label as A1,A2,A3 etc)

| Sr. No. | Particulars                                                                                                                | Amount (in lacs) |
|---------|----------------------------------------------------------------------------------------------------------------------------|------------------|
| 1       | Total initial estimated cost of the building/wing(based on original estimate)                                              | Rs.3,000.00      |
| 2       | Cost incurred as on date 30/06/2025 (based on estimated cost)                                                              | Rs.2,788.380     |
| 3       | Work done in percentage (as percentage of original estimated cost)                                                         | 92.95%           |
| 4       | Balance cost to be incurred (based on the estimated cost)                                                                  | Rs.211.62        |
| 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 (s.no. 2 + s.no. 5)/(s.no1+ s.no.5)*100) | 92.95%           |
|         |                                                                                                                            |                  |
|         |                                                                                                                            |                  |
|         |                                                                                                                            |                  |
|         |                                                                                                                            |                  |
|         |                                                                                                                            |                  |

Table B

Internal & External Development Works and common amenities for Entire project

(to be prepared for entire registered phase of the real estate project)

| Sr. No. | Particulars                                                                                                                          | Amount (in lacs) |
|---------|--------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1       | Total estimated cost of internal and external developed works including common amenities and facilities (based on original estimate) | Rs.1,000.00      |
| 2       | Cost incurred as on date 30/06/2025 (based on estimated cost)                                                                        | Rs.200.00        |
| 3       | Work done in percentage (as percentage of original estimated cost)                                                                   | 20%              |
| 4       | Balance cost to be incurred (based on the estimated cost)                                                                            | Rs.800.00        |
| 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 (s.no. 2 + s.no. 5)/(s.no1+ s.no.5)*100)           | 20%              |
|         |                                                                                                                                      |                  |
|         |                                                                                                                                      |                  |
|         |                                                                                                                                      |                  |
|         |                                                                                                                                      |                  |
|         |                                                                                                                                      |                  |
|         |                                                                                                                                      |                  |

Signature OF ENGINEER

Name (IN BLOCK LETTERS) OF ENGINEER

Address

Aadhaar

PAN no.

ATUL GOEL

202-203, SF, HANS PLAZA, AMBEDKAR ROAD, GHAZIABAD-201001.

648864453699

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