

Sunil Kumar Jain

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

Form-'R'

ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-10/08/2020

Subject:- Certificate of Percentage of Completion of Construction Work of one no. Commercial-cum-Multiplex Building/ Towers/ Block(s) of the Project "58 High Street" [RERA Regn. No.- UPRERAPRJ568355] situated on the Khasra no. 1102, Village Noor Nagar, Raj Nagar extension, Ghaziabad, Uttar Pradesh, Demarcated by its boundaries (latitude and longitude of the end points) 77° 25' 30.30" E, 28° 42' 1.55"N, Tehsil Ghaziabad, Competent/ Development Authority "Ghaziabad Development Authority", District Ghaziabad-201017 admeasuring 5,376 sqmts. area being developed by "M/s. Charms India Private Limited".

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage of Completion Work for the above mentioned Project being developed by Promoter-"M/s. Charms India Private Limited".

1. Following technical professionals are appointed by Owner/ Promoter:-

- M/s. Anuj Agrawal Architects as L.S. / Architect ;
- Ms. Abha Gupta as Structural Consultant;
- M/s. Anuj Agrawal Architects as MEP Consultant;
- Shri Dharmendra Kumar as Site Incharge.

2. We have estimated the cost of the completion of the Civil, MEP and allied works, of the above mentioned project. Our estimated cost calculations are based on the plans/information made available to us for the project under reference by the Promoter, Developer and 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. 3,500/- 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 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 30/06/20 is calculated at Rs. 518/- 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. 2,982/- lacs only.

6. 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 :-

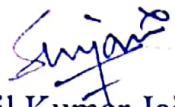

Sunil Kumar Jain
MIE, M-1598001

Table "A"

(For One Commercial Cum Multiplex-58 High Street)

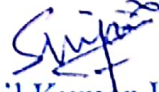
S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 2,500/-
2	Cost incurred as on date 30/06/20 (Based on estimated cost)	Rs. 518/-
3	Work done in percentage (As percentage of original estimated cost)	20.72%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,982/-
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]	20.72%

Table-"B"

(Internal & External Development works and 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 original estimate)	Rs. 1,000/-
2	Cost incurred as on date 30/06/20 (Based on estimated cost)	Nil
3	Work done in percentage (As percentage of original estimated cost)	0%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,000/-
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]	0%

This certificate is issued on specific request of the Promoter M/s Charms India Pvt. Ltd. for UPRERA Compliance & based on information/ drawings made available to us.


Sunil Kumar Jain
MIE, M-1598001