

ENGINEER'S CERTIFICATE**(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)**

Subject: Certificate of Percentage of Completion of Construction Work of **Vertex Luxarium Phase I** at Plot No. **C1A/A, H-Block, Jaipuria Sunrise Greens, Shahpur Bamheta, NH-24, Ghaziabad** No. of Building(s)/ 01 Block(s)/ Tower(s) having 40 shops in the Project having **UPRERA Application ID Number 582422** situated on Plot no. C1A/A. Demarcated by its boundaries (latitude and longitude the end points) 28.652340, 77.474700 to the East to the West of Village Shahpur Bamheta Tehsil Ghaziabad, Competent/ Development authority **Ghaziabad Development Authority (GDA)**, District: Ghaziabad. PIN-201001 admeasuring **476.98 sq. mtrs.** area being developed by **Vertex Retail Pvt. Ltd. and SMV Agencies Pvt. Ltd.**

I/We, Rabi Akhtar have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of **Vertex Luxarium Phase I** at Plot No. **C1A/A, H-Block, Jaipuria Sunrise Greens, Shahpur Bamheta, NH-24, Ghaziabad** No. of Building(s)/ 01 Block(s)/ Tower(s) having 40 shops in the Projects situated on Plot no. **C1A/A, H-Block, Jaipuria Sunrise Greens, Shahpur Bamheta, NH-24, Ghaziabad**, Competent/ Development authority Ghaziabad Development Authority (GDA), District: Ghaziabad PIN-201001 admeasuring **476.98 sq. mtrs.** area being developed by **Vertex Retail Pvt. Ltd. and SMV Agencies Pvt. Ltd.**

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.

- Following technical professionals are appointed by owner / Promoter:-
 - M/s/Shri/Smt **Syed Azhar Hussain** as L.S./Architect
 - M/s/Shri/Smt **Rabi Akhtar** as Structural Consultant
 - M/s/Shri/Smt **We Design Associates** as MEP Consultant
 - M/s/Shri/Smt **Deepak Vashistha** as Site Supervisor
- The construction of the project is going on. 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.
- We **estimate** the Total Cost for completion of the project under reference as **Rs. 295 Lac** excluding land cost (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.
- The estimated actual cost incurred till date 01.10.2022 is calculated at Rs. 0.00 Lac (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.
- The Balance cost of Completion of the Civil, MEP and Allied works at the Building(s) of the subject project to obtain **Occupation Certificate / Completion Certificate** from the Competent Authority is estimated at **Rs. 295 Lac** (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date 01.10.2022 is as given in Tables A and B below:

Table A

Building/Wing/Tower bearing 40 Shops called **Vertex Luxarium Phase I** at Plot No. **C1A/A, H-Block, Jaipuria Sunrise Greens, Shahpur Bamheta, NH-24, Ghaziabad**

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

Sr. No.	Particulars	Amount (in Lac)
i.	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 295.00
2.	Cost incurred as on date (Based on the actual cost incurred as per records)	Rs. 0.00
3.	Value of Work done in Percentage (as Percentage of the estimated cost) $(2/1*100)$	0.00%
4.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 295.00
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(2+5)/(1+5)*100$)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table B

Internal & External Development works and common amenities '
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount (in Lac)
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).	Rs. 295
2.	Cost incurred as on date (Based on the actual cost incurred as per records)	Rs. 0.00
3.	Value of Work done in Percentage (as Percentage of the estimated cost) $(2/1*100)$	0.00%
4.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 295
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. -
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(2+5)/(1+5)*100$)	0.00%
(Enclose a separate sheet for the cost calculations)		

Signature of Engineer

Name: Rabi Akhtar

Address: Ghaffar Manzil, Jamia Nagar, Delhi


Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)