



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

Offices : • WA-116A, Second Floor
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ENGINEER'S CERTIFICATE

FORM-R

M/s Asteroid Shelters Homes Pvt. Ltd.

Date: - 02-07-2025

**"Galaxy Blue Sapphire Plaza", 19th Floor,
Office Tower, Plot No. C-03, Sector-4,
Greater Noida, UP -201009**

Subject: - Certificate of Estimates for Completion of Construction Work of the Institutional cum Hotel Project "SAWASDEE CENTRE" situated at Plot No. 2B/INS-5, Sector 2B, Vasundhara, Ghaziabad, U.P. admeasuring 3848.88 Sq. Mts. area, being developed by M/s Asteroid Shelters Homes Private Ltd. (RERA Registration Number:- UPRERAPRJ778592)

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 by me for verification for certification of the cost.

- (i) Mr. Amit Kumar C/o M/s Modarchindia, as Architect.
- (ii) Mr. Maqsd E Nazar C/o M/s NNC Design International as Structural Consultant.
- (iii) Mr. Bikram C/o M/s V. Consulting as MEP Consultant.
- (iv) Mr. Zainul Kumar as Site Supervisor on behalf of M/s Asteroid Shelters Homes Private Limited

2. The project has completed. We have estimated the cost of the completion of the civil, MEP and allied works of the building of the project. Our estimated cost calculation is 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 by us.

3. We estimated the Total cost for the completion of the project under references as **Rs. 2900 Lacs** (Revised from Rs 2500 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 **30-06-2025** is calculated at **Rs.2840 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 Company has since applied for Occupation Certificate/Completion Certificate from the Competent Authority. Balance cost for some of the Civil, MEP and Allied works of the Building of the project is estimated at **Rs. 60 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 **30-06-2025** is as given in Tables A and B below:

Table A

		Rs. in Lacs
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	2250
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2205
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	45
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)	98%





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TABLE B

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

		Rs. In Lacs
S.No.	Particulars	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).	650
2	Cost incurred as on Date (based on the actual cost incurred as per records)	635
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	97.69%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	15
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)	97.69%

Signatures of
Engineer/Valuer

Name : Sh. V. K. Dhama (A. K. Associates)
Address : F-2, First Floor, Yatendra Sagar Complex, 1, Mukund Nagar, Ghaziabad
PAN No. : AAXFA5996L
License No. : CAT-A/12/2006
Authority : Office of the Chief income Tax Officer

