



MAGNET CONSORTIUM

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Address. (Office) :

C-1,315,IIIrd Floor,Krishna Apra, Alpha
Plaza, Sec.-Alpha-1, Commercial Belt,
Above HDFC Bank, Greater Noida,
Distt.-G. B. Nagar.

Ph. : 09412732251

Mob. : 09897216146

E-mail : him_mittal@rediffmail.com

FORM-R

ENGINEER'S CERTIFICATE

M/s Asteroid Shelters Homes Pvt Ltd
Regd. Office:- Unit No. 105,
First Floor, Vardhman's Sidhant
Shopping Plaza, LSC, Savita Vihar
Main Market, New Delhi-110092

Date:-03/01/2023

Subject: - Certificate of Estimates for Completion of Construction Work of the Institutional cum Hotel project "SAWASDEE CENTRE" situated on the 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 Pvt Ltd. (UPRERA Registration Number : - UPRERAPRM10196)

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 Modarch India** as Architect.
- II. **Mr. Maqsood 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. Sarabjeet Singh** as Site Supervisor of M/s Asteroid Shelters Homes Pvt Ltd.

2. The project has started. 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 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 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. 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.

4. The estimated actual cost incurred till date **31-12-2022** is calculated at **Rs. 1398 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.

PANEL VALUER :

- | | |
|-----------------------|-------------------------|
| ● Allahabad Bank | ● J & K Bank Ltd. |
| ● Axis Bank | ● Punjab National Bank |
| ● Bank of India | ● Syndicate Bank |
| ● Bank of Maharashtra | ● State Bank of Patiala |
| ● Canara Bank | ● UCO Bank |
| ● Corporation Bank | ● Wealth Tax |

SERVICES :

- Valuation of Properties For Bank, Visa & Auction
- Estimation, Costing, Drawing & Design
- Chartered, Engineer, Certification
- Lender Engineer Work
- Diagnostic Study Reports For SME
- Project Consultancy

Note:- SUBJECT TO GREATER NOIDA JURIDICITION ONLY.

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. 1099 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 **31-12-2022** 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)	2000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1388
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	69.40%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	612
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)	69.40%

Table B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the 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).	500
2	Cost incurred as on (based on the actual cost incurred as per records)	10
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	490
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)	2.00%

Signatures

Name Himanshu Mittal

Address C-1, 315, IIIrd Floor, Krishna Apra Plaza, Alpha 1,
Commercial Belt , Above HDFC Bank, Greater Noida

Aadhar No. 7249 0552 8822

PAN No. ACUPM1363L