



AGARWAL VALUERS & CHARTERED ENGINEER

UMESH CHANDRA AGARWAL

AMIE(Civil), MIE (India)

Govt. Registered Valuer-U/Section 34-AB W/T act. No.11/2020-21

IIV(India), Membership

No. CAT-I-F5986

MIE(India), Chartered Engineer Membership

No. M-1723545

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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 and development Work of one commercial building project "GOLD COAST CITY WALK" of [UPRERA Registration Number PRJ 892294] is situated on the Khasra No 975,976 at Plot no. commercial center-05, Ansal Sushant Aquapolis, Crossing Republic Ghaziabad, U.P.Pin-201016 Demarcated its boundaries latitude & longitude of endpoints 28.627646 & 77.440879 District Ghaziabad, Ghaziabad Development Authority, Ghaziabad admeasuring 3000 sq. mts. The area is being developed by Promotor 'M/s Gold Coast Developers Pvt. Ltd. A-106, Pocket-4, Pandav Nagar, Mayur Vihar East Delhi-110091

"I UMESH CHANDRA AGARWAL have undertaken assignment as chartered Engineer of certifying of estimated cost and expenses incurred on-site and Percentage of Completion of the above project being developed by M/s Gold Coast Developers Pvt. Ltd. A -106, Pocket-4, Pandav Nagar, Mayur Vihar, East Delhi-110091

1. Following technical professionals were appointed by the Promoter at the project

- | | | |
|-------|-----------------------|-----------------------|
| (i) | Mr. Amit Kumar Monarc | Architect |
| (ii) | Mr. Hari Om Gupta | Structural Consultant |
| (iii) | Mr. Anand Havelia | MEP Consultant |
| (iv) | Mr. Rishikesh Yadav | Site Supervisor |

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP, and allied works, of the building of the project. The estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter/ Developer and the Schedule of items and quantity for the entire work as,

Umesh Chandra Agarwal
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18/04/2022

calculated by the Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labor and other inputs made by the developer, and the site in charge during an inspection carried out by us.

3. The Total Cost for completion of the project under reference is Rs.2,960.00 lacs including the cost of the development of common facilities. The estimated total cost of the project is with reference to the Civil, MEP, and allied works required to be completed for obtaining an 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 actual cost incurred on the project till date 31.03.2022 is calculated as per details of expenditure provided by the developer of Rs. 16.30 lacs work out on the basis of (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on the amount of total estimated cost.

5. The Balance cost of Completion of the Civil, MEP, and Allied works of the building of the subject project to obtain an Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. (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 31.03.2022 is as given in Tables A and B below:

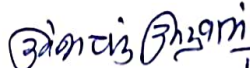
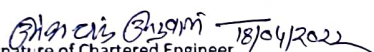

Chartered Engineer 18/04/2022
Er. UME SH CHANDRA AGARWAL
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Table A
Commercial Building: Gold CoastWalk
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as TablA1,A2, etc.)

S.No.	Particulars	Amounts in lacs
1	Total Estimated cost of the building (based on the original Estimated cost)	Rs-2,300 lacs
2	work executed & actual Cost incurred as on Date 31.03.2022	Rs 16.30 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row: 2 / Row 1) *100)	0.709 % approx
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 2,283.70 lacs
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)	Nil


 Signature of Chartered Engineer

Er.Umesh Chandra Agarwal

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

S.No.	Particulars	Amounts in lacs
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities (based on the original Estimated Cost).	Rs 660
2	Actual cost incurred as on 31.03.2022	Rs -Nil
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	% Nil
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs Nil
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	% Nil

This certificate is issued on specific request of promoter "M/s Gold Coast Developers Pvt. Ltd.

Signature of Chartered Engineer
Er.Umesh Chandra Agarwal

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