

Status of the Project Submitted with RERA

Date:- 30/06/2020

Main Details:-

Promoter	-	Galaxy Dream Home Developers Pvt. Ltd.
Reg. ID.	-	UPRERAPRM 9035
Project	-	Galaxy North Avenue-II (Phase 2 – Towers A/B/D)
Reg. ID	-	UPRERAPRJ 4506
Address of the Project	-	Plot No. GC-03D/GH-03, Gaur City-2, Sector-16C, Greater Noida (West) U.P.
Date of Registration	-	31/07/2017
Occupancy Certificate recd. on	-	06/06/2018

OTHER DETAILS:-

- Total No. of Apartments in the Projects - 433
- Number of Apartments sold - 433
- Possession of Apartments handed over after registration of Tripartite sub lease Deed - 429
- Phase- I of the Project was completed before introduction of registration process of the Project with RERA
- Full Lease premium of the "Project Plot" has already been paid to GNIDA
- No Loan is outstanding on the Full Project
- Project is not covered under RERA ESCROW Mechanism after receipt of Occupancy Certificate dated 06/06/2018
- Above information / details were also submitted to RERA vide our letter dated 18/07/2018 in response to their letter No 1233 / UP-RERA/TA/Edit/2018-19 dated 27-06-2018.

For Galaxy Dream Home Developers Pvt. Ltd.

P. Chandra
Authorised Signatory



GALAXY DREAM HOME DEVELOPERS PVT. LTD.

CIN : U45400DL2012PTC232583

Corp. Off: H-175, Sector-63, Noida-201301(U.P.)

Regd. Off.: Unit No-105, First Floor, Vardhaman's Sidhant, Shopping Plaza, LSC, Savita Vihar, Delhi-110092

Site Off.: Plot No. GC-03D/GH-03, Gaur City-2, Sector-16C, GNIDA.

Call: 0120-4805000, 9211088000 | Email: info@thegalaxygroup.com | Website: www.thegalaxygroup.com



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Bank, Greater Noida, G.B.Nagar.

Ph. : 09219409124

Mob. : 09897216146

E-mail :

him_mittal@Rediffmail.com

ENGINEER'S CERTIFICATE

Date: 13/07/2018

M/s Galaxy Dream Home Developers Pvt. Ltd.

H-175, Sector- 63,

Noida, Gautam Budh Nagar U.P.

Subject:- Certificate of Percentage for Completion of Construction Work of Tower-A, B & D of the Phase-2 of the Project Galaxy North Avenue-II [UPRERA Registration Number-UPRERAPRJ4506] situated on the Plot no- GC-3D/GH-03, Gaur City-2, Sector-16C, Greater Noida, District:- Gautam Budh Nagar U.P., admeasuring 6889.00 sq.mts. area being developed by M/s Galaxy Dream Home Developers Pvt. Ltd.

I Himanshu Mittal, Proprietor M/s Magnet Consortium have undertaken the assignment of certifying the cost estimated / incurred for development of Tower-A, B & D of the Phase-2 of the Project "GALAXY NORTH AVENUE-II" situated on the Plot No. GC-3D/GH-03, Gaur City-2, Sector-16C, Greater Noida, District:- Gautam Budh Nagar U.P., admeasuring 6889 sq. meter area, being developed by M/s Galaxy Dream Home Developers Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying percentage cost incurred on the Real Estate Project mentioned above.

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

- Mr. Anuj Agarwal as Architect.
- Mr. V.D. Sharma C/O M/s Optimum Design Pvt. Ltd. as Structural Consultant
- Mr. Anand Havelia C/O M/s Consummate Engineering Services Pvt. Ltd. as MEP Consultant
- Mr. Vijay Pratap Tomar as Site Supervisor on behalf of M/s Galaxy Dream Home Developers Pvt. Ltd.

2. The Company (Promoter) has since received the Occupancy Certificate on 06/06/2018 from the Competent Authority after Completion of the Project. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 11300 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 date 30/06/2018 is calculated at Rs. 11300 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.

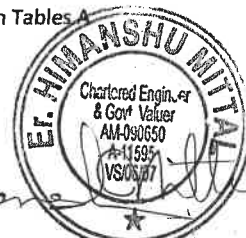
PANEL VALUER :

- | | |
|-----------------------|-------------------------|
| ● 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 |

Note:- SUBJECT TO GREATER NOIDA JURIDICITION ONLY.

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



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. NIL (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 30/06/2018 date is as given in Tables A and B below :

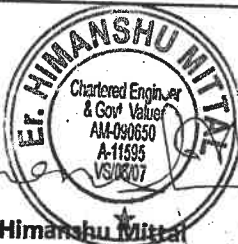
Table A

S.No.	Particulars	Rs. in Lacs Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	8,475.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	8,475.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NIL
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)	100.00%

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	Rs. in Lacs 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).	2,825.00
2	Cost incurred as on (based on the actual cost incurred as per records)	2,825.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NIL
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)	100.00%


Himanshu Mittal

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