

Sunil Kumar Jain

Chartered Engineer. MIE
B. Tech (Civil) IIT Delhi
148, FF, Rishabh Vihar
Delhi-110092

Form-'REG-II'

ENGINEERS CERTIFICATE

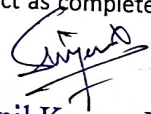
(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-15/04/2023

Subject:- Certificate of Percentage of Completion of Construction Work of the Project SPECTRUM@METRO one no. of Building(s)/Block(s) namely "A" of the Phase-3 UPRERA Registration number UPRERAPRJ6037 situated on the Khasra No/ Plot no C & D, Sector-75, Noida, U.P. Demarcated by its boundaries (latitude and longitude of the end points) North latitude 28°34'29.05"N and longitude 77°22'44.31"E, South latitude 28°34'17.31"N and longitude 77°22'45.96"E, East latitude 28°34'23.80"N and longitude 77°22'46.95"E, West latitude 28°34'23.25"N and longitude 77°22'43.15"E of village Sarfrabad Tehsil Competent/ Development authority Noida District GAUTAM BUDDH NAGAR PIN 201301 admeasuring 3,265 sqmts. area being developed by Promoter "Blue Square Infrastructure LLP"

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the one Block (s) of the above Project being developed by the Promoter.

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s. SPACE DESIGNERS INTERNATIONAL as Architect;
 - M/s. OPTIMUM DESIGNS as Structural Consultant;
 - M/s. PROION CONSULTANTS as MEP Consultant;
 - Shri Anil Pandey as Project Engineer.
- The project is still ongoing. We have estimated the construction 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/ information made available to us for the project under reference by the Promoter, Developer 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 construction cost for completion of the project under reference as Rs. 7,059/- Lacs only 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 construction cost incurred till 31/03/2023 is calculated at Rs. 4,779/-lacs only [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 construction 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. 2,280/-lacs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-


Sunil Kumar Jain
MIE, M-1598001

Email: sunjai198@gmail.com;

☎ 7678652892

☎ 9013164897



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Table "A"

(For Block "A" UPRERAPIJ6037)

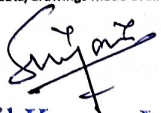
S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 5,648/-
2	Cost incurred as on 31/03/2023 (Based on original estimated cost)	Rs. 4,088/-
3	Work done in percentage (As percentage of total original estimated cost)	72 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,560/-
5	Cost Incurred on additional/ extra items (Not included in original estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	72 %

Table-"B"

(Internal & External Development works & common amenities for entire project)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs. 1,411/-
2	Cost incurred as on 31/03/2023 (Based on original estimated cost incurred)	Rs. 691/-
3	Work done in percentage (As percentage of total original estimated cost)	49 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 720/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	49 %

This is issued on specific request of the Promoter M/s Blue square Infrastructure LLP. for UPRERA Compliance & based on information/ data/drawings made available to us.


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MIE, M-1598001

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ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-10/02/2023

Subject:- Certificate of Percentage of Completion of Construction Work of the Project SPECTRUM@METRO one no. of Building(s)/Block(s) namely "A" of the Phase-3 UPRERA Registration number UPRERAPRJ6037 situated on the Khasra No/ Plot no C & D, Sector-75, Noida, U.P. Demarcated by its boundaries (latitude and longitude of the end points) North latitude 28°34'29.05"N and longitude 77°22'44.31"E, South latitude 28°34'17.31"N and longitude 77°22'45.96"E, East latitude 28°34'23.80"N and longitude 77°22'46.95"E, West latitude 28°34'23.25"N and longitude 77°22'43.15"E of village Sarfrabad Tehsil Competent/ Development authority Noida District GAUTAM BUDDH NAGAR PIN 201301 admeasuring 3,265 sqmts. area being developed by Promoter "Blue Square Infrastructure LLP"

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the one Block (s) of the above Project being developed by the Promoter.

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s. SPACE DESIGNERS INTERNATIONAL as Architect;
 - M/s. OPTIMUM DESIGNS as Structural Consultant;
 - M/s. PROION CONSULTANTS as MEP Consultant;
 - Shri Anil Pandey as Project Engineer.
- The project is still ongoing. We have estimated the construction 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/ information made available to us for the project under reference by the Promoter, Developer 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 construction cost for completion of the project under reference as Rs. 7,059/- Lacs only 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 construction cost incurred till 31/12/2022 is calculated at Rs. 4,250/-lacs only [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 construction 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. 2,809/-lacs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-


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Email: sunjai198@gmail.com; ☎ 7678652892 📞 9013164897



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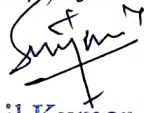
Table "A"
(For Block "A" UPRERAPRJ6037)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 5,648/-
2	Cost incurred as on 31/12/2022 (Based on original estimated cost)	Rs. 3,675/-
3	Work done in percentage (As percentage of total original estimated cost)	65 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,973/-
5	Cost Incurred on additional/ extra items (Not included in original estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	65 %

Table "B"
(Internal & External Development works & common amenities for entire project)

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs. 1,411/-
2	Cost incurred as on 31/12/2022 (Based on original estimated cost incurred)	Rs. 575/-
3	Work done in percentage (As percentage of total original estimated cost)	41 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 836/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	41 %

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