

M/S Sanjay Kumar Singh

Consulting Engineering

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Pan No : AUQPS9132F

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

Certificate of Percentage of Completion of Construction Work of Gold Star Homes No. of Building(s)/ T-3 Block(s) of the Phase of the Project UPRERAPRJ6220 situated on the Khasra No/ Plot no - GH-3 & GH-4 Sector 4(A) Vrindawan Yojna, Raibareilly Road Lucknow (UP) -226025

Subject: Demarcated by its boundaries (latitude and longitude of the end points) 80 57 05.8 to the North 26 45 19.4 to the South 80 57 06.9 to the East 26 45 21.9 to the West of village - Vrindawan Yojna Tehsil Lucknow Competent/ Development authority UP Awsa & Vikas Parishad District Lucknow PIN 226025 admeasuring 5700 sq.mts. area being developed by Gold Star Realtors Limited

I/We Sanjay Kumar Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Building(s)/ T-3 Block/ Tower (s) of Gold Star Homes II Phase of the Project, situated on the Khasra No/ Plot no GH(3) & GH(4) Sector -4(A) Vrindawan Yojna of village Vrindawan Yojna tehsil Lucknow competent/ development authority UP Awas & Vikas Parishad District Lucknow PIN 226025 admeasuring 5700 sq.mts. area being developed by Gold Star Realtors Limited

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification
- (i) M/s/Shri/Smt Gopal Tripathi & Shreya Singh as Architect
 - (ii) M/s/Shri/Smt Satyanam Saran as Structural Consultant
 - (iii) M/s/Shri/Smt Devendra Trivadi as MEP Consultant
 - (iv) M/s/Shri/ Umesh Pandit as 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(s) 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.545400000/- (Total of S.No. 1 in Tables A and B) 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 **31/03/2021** is calculated at **Rs.43,98,48,000.00/-**(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 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. 10,55,52,000/-** (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 31-03-2021 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number T-3 Block or called Joy Block

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

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)	Rs 49,68,08,100.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 42,01,44,860.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84.57%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 7,66,63,240.00

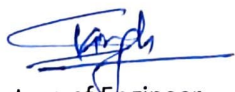
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	84.57%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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
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	Rs48591900.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs1,97,03,140.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	40.548%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 2,88,88,760/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

(Enclose separate sheet for the cost calculations)



Signature of Engineer

Name - Sanjay Kumar Singh

Address - 13/540 Indira Nagar Lucknow

Aadhar No.-8479 0803 6504

PAN No. AUQPS9132F

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)