



MAGNET CONSORTIUM

Reliability Beyond Expectation.....

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FORM-R

ENGINEER'S CERTIFICATE

M/s Asteroid Shelters Homes Pvt. Ltd.

H-175, Sector- 63,

Noida, Gautam Budh Nagar U.P.

Date: 30-06-2020

Subject: Certificate of Percentage for Completion of Construction Work of the Project Galaxy Diamond Plaza [UPRERA Registration Number-UPRERAPRJ6760] situated on the Plot no- C-1A, Sector-4, Greater Noida, District:- Gautam Budh Nagar U.P., admeasuring 10,235.00 sq.mts. area being developed by M/s Asteroid Shelters Homes Pvt. Ltd.

I, Himanshu Mittal, Proprietor M/s Magnet Consortium have undertaken assignment as Project Engineer for certifying the cost estimated/incurred for development of the Project "Galaxy Diamond Plaza" Registration Number-UPRERAPRJ6760] situated on the Plot no- C-1A, Sector-4, Greater Noida, District:- Gautam Budh Nagar U.P., admeasuring 10,235.00 sq.mts. area being developed by M/s Asteroid Shelters Homes Pvt. Ltd.

" 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 of the cost:

- Mr. Gian P. Mathur as Architect.
- Mrs. Abha C/O M/s Gian P. Mathur And Associates Pvt. Ltd. as Structural Consultant
- Mr. Bikram C/O M/s V.Consulting as MEP Consultant
- Mr. Mrinal Kumar Singh as Site Supervisor on behalf of M/s Asteroid Shelters Homes Pvt. Ltd.

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 estimated the Total Cost for completion of the project under reference as Rs. 20900 lacs (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 25-06-2020 is calculated at Rs. 16890 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.

Himanshu Mittal

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 JURIDICION 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. 4010 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 25-06-2020 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)	16720
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	13965
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	83.52%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2755
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)	83.52%

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)	4180
2	Cost incurred as on (based on the actual cost incurred as per records)	2925
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1 *100)	69.98%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1255
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)	69.98%

Signatures

Name Himanshu Mittal

Address C-1, 315, 11th Floor, Krishna Apex Plaza, Alpha 1,
Commercial Belt, Above HDFC Bank, Greater Noida

Audhar No. 7249 0552 8822

PAN No. ACUPM1363L

PART OCCUPANCY CERTIFICATE

Greater Noida Industrial Development Authority

Plot no-01, Sector-knowledge park-04, Greater Noida.

PLG/(BP)3678-46-26

Dated.....17.07.2019

To,
M/S ASTEROID SHELTER HOMES (P) LTD.
C-01A, SECTOR-04
GREATER NOIDA WEST

Sir,

I hereby certify that the erection/re erection / alteration / demolition of the building on plot no- C-01A, SECTOR-04, Greater Noida , completed under the supervision of technical person or name Mr. GYAN P. MATHUR ,COA no- CA/ 1980/5769 and building has been inspected by officers of the authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy , structural safety based upon the structural stability certificate and the completion certificate submitted by the surrounding and is fit for occupation. I have to inform you that occupancy certificate of AREA = 23294.696 SQM., is being granted by the authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority your will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organizations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green out side the plot.

Yours faithfully



Town planner

Encl: Copy of one set drawings ()
Copy to: G.M. (Engg.) for information and n.a.

Town planner

TOC FOR REMAINING PORTION

Greater Noida Industrial Development Authority

Plot no-01, Sector-knowledge park-04, Greater Noida.

PL.GI/(BP)36780.6...7.8.7.

Dated...05-02-2020.

To,

M/S ASTEROID SHELTER HOMES (P) LTD.
C-01A, SECTOR-04
GREATER NOIDA WEST

Sir,

I hereby certify that the erection/re erection of the building on plot no- C-01A, SECTOR-04, Greater Noida, completed under the supervision of Mr. GYAN P. MATHUR .COA no- CA/ 1980/5769 and building has been inspected by officers of the authority and declare that the building does not conforms in respects of the following requirements of the greater Noida building regulations/directions as amended .

1. Time extension certificate to be taken from property department.

However, a temporary occupancy certificate is being issued for a period of 18 Months for having total FAR AREA = 12976.057 sqm, with subject to the condition that the above mentioned defect/discrepancies will be got corrected and a fresh completion certificate is submitted to the Chief Executive Officer for further necessary .

Yours faithfully


05/02/2020

SR. MANAGER

Encl: Copy of one set drawings ()
Copy to: G.M. (Engg.) for information and n.a.
OSD. (builder) for information and n.a.
MGR. (law) for information and n.a.

SR. MANAGER