



MAGNET CONSORTIUM

Reliability Beyond Expectation.....

Plaza, Sec.-Alpha-1, Commercial Belt,
Above HDFC Bank, Greater Noida,
Distt.-G. B. Nagar.
Ph. : 09412732251
Mob. : 09897216146
E-mail : him_mittal@rediffmail.com

FORM-R

ENGINEER'S CERTIFICATE

M/s Asteroid Shelters Homes Pvt. Ltd.
H-175, Sector- 63,
Noida, Gautam Budh Nagar U.P.

Date :- 08/07/2021

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

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) Mr. Gian P. Mathur as Architect.
- (ii) Mrs. Abha C/O M/s Gian P. Mathur And Associates Pvt. Ltd. as Structural Consultant
- (iii) Mr. Bikram C/O M/s V.Consulting as MEP Consultant
- (iv) Mr. Rakesh Rana as Site Supervisor on behalf of M/s Asteroid Shelters Homes Pvt. Ltd.

2. The project has since completed. 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.

Himanshu Mittal

PANEL VALUER :

- Allahabad Bank
- Axis Bank
- Bank of India
- Bank of Maharashtra
- Canara Bank
- Corporation Bank
- J & K Bank Ltd.
- Punjab National Bank
- Syndicate Bank
- State Bank of Patiala
- UCO 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 JURIDICITION ONLY.

3. We estimate 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 date **30-06-2021** is calculated at Rs. **18810 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.
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. **2090 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 **30-06-2021** 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)	16720
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	15140
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	90.55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1580
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)	90.55%

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).	4180
2	Cost incurred as on (based on the actual cost incurred as per records)	3670
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)	87.80%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	510
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	87.80%

Signatures

Name Himanshu Mittal

Address C-1, 315, IIIrd Floor, Krishna Apra Plaza, Alpha 1,
Commercial Belt , Above HDFC Bank, Greater Noida

Aadhar No. 7249 0552 8822

PAN No. ACUPM1363L