

ENGINEERS CERTIFICATE

To,

Date:- 04/04/2024

M/S JRS CONBUILD Pvt. Ltd
GH-01A/1, Sector-16
Greater Noida

Subject : Certificate of Percentage of Completion of Construction Work of 2 No. of Buildings and Commercial of the SKA Divya Towers of the Project UPRERA Registration Number-UPRERAPRJ658704 situated at GH-01A/1, Sector-16, Greater Noida, U.P having 13500 sq. mts. area being developed by M/S JRS Conbuild Pvt. Ltd.

I Rajiv Goel have undertaken assignment as Chartered Engineer of SKA DIVYA TOWERS for certifying percentage of completion of construction work of the ORCHID, TULIP and Commercial Block of Project- SKA DIVYA TOWERS, situated on the plot bearing GH-01A/1, Sector-16, Greater Noida, District Gautam Buddha Nagar admeasuring 13500.00 Sq.mt area being developed by M/S JRS CONBUILD PVT.LTD.

Following technical professionals are appointed by Promoter:

- i. M/S A Plus Design Associates as Architect
- ii. M/s Optimum Design Pvt Ltd as Structural Consultant
- iii. M/s Consummate Engineering Services Pvt. Ltd as MEP Consultant
- iv. Mr. Saurabh Gupta as Site Supervisor

1. I have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, 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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Developer/Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.188.50crs (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Greater Noida Industrial Development Authority(GNIDA)
3. The Estimated Cost Incurred till date is calculated at Rs 162.00 Crs. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Greater Noida Industrial Development Authority (planning Authority) is estimated at Rs.26.50 Crs.
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:


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SUMMARY OF COST

S.No.	Particulars	Amounts (Rs in Cr)
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).	188.50
2	Cost incurred as on (based on the actual cost incurred as per records)	162.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	85.95%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	26.50
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	85.95%

TABLE-A-1
TOWER-ORCHID

S.No.	Particulars	Amount (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	92.50
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	80.50
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	87.03%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	12.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	87.03%



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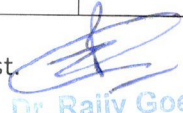
TABLE-A-2
TOWER-TULIP

S.No.	Particulars	Amount (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	92.50
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	78.50
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84.86%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	14.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	84.86%

TOWER--- Commercial

S.No.	Particulars	Amount (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3.50
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	3.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	85.70%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.50
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	85.70%

NOTE:- Construction cost estimate has gone up due to increase in material and labour cost.


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