

ENGINEERS CERTIFICATE

To,
M/S Prasu Developers LLP.
GH-12B, Sector-ZETA-1,
Greater Noida, U.P.

Date:-22/01/2024

Subject : Certificate of Percentage of Completion of Construction Work of 3 No. of Buildings and Commercial of the SKA Destiny One of the Project UPRERA Registration Number----- situated at GH-12B, Sector-ZETA-1, Greater Noida, U.P having 23655.00 sq. mts. area being developed by M/S Prasu Developers LLP.

I Rajiv Goel have undertaken assignment as Chartered Engineer certifying Percentage of Completion of Construction Work of the ALPHA, BETA, GAMMA and Commercial Tower of Project- SKA DESTINY ONE, situated on GH-12B, Sector-ZETA-1, Greater Noida, U.P admeasuring 23655.00 Sq.mt area being developed by M/S Prasu Developers LLP.

Following technical professionals are appointed by Promoter:—

- (i) A Plus Design Associates as Architect (Prop Kailash Agrawal)
- (ii) M/s Vakil Mehta Sheth as Structural Consultant (Prop Alpa Sheth)
- (iii) M/s Consummate Engineering Services Pvt. Ltd as MEP Consultant
- (iv) Md. Javed as Site Supervisor

1. I have estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.413.91 crs (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).
2. The Estimated Cost Incurred till date is calculated at Rs 1.10 Crs. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
3. 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. 412.81 Crs.
4. 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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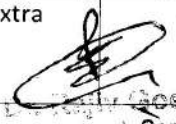
Mobile No. 9582282277

SUMMARY OF COST

S.No.	Particulars	Amounts (Rs in CRS)
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).	413.91
2	Cost incurred as on (based on the actual cost incurred as per records)	1.10
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00%
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	412.81
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	0.00
(Enclose separate sheet for the cost calculations)		

TABLE-A-1
TOWER-ALPHA (133 Flats)

S.No.	Particulars	Amounts (Rs in CRS)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	119.40
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	119.40
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)	0.00%


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TABLE-A-2
TOWER-BETA (256 Flats)

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)	144.70
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	144.70
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)	0.00%

TABLE-A-3
TOWER-GAMMA (256 Flats)

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)	144.70
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	144.70
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)	0.00%


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TABLE-A-4
TOWER--- Commercial (40 Shops)

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)	5.11
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5.11
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)	0.00%

Details of Flats/ Shops

SKA-DESTINY ONE
Sector- ZETA-1, GREATER NOIDA, U.P.

S.N	TOWER	NO.OF FLAT/SHOP
1	ALPHA	133
2	BETA	256
3	GAMMA	256
4	COMMERCIAL	40
	Total	685

NOTE :- COST INCURRED AS ON DATE IS IN SITE DEVELOPMENT AND SITE OFFICE.


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