

CREATIVE CONSULTANTS
 VALUERS AND INNOVATIVE STRUCTURAL DESIGN CONSULTANTS
 2402 , TOP FLOOR , SRI GURU HAR RAI SAHIB COMPLEX
 SECTOR-67 , S.A.S. NAGAR MOHALI NEAR CHANDIGARH

Engineer's Certificate		
Report for Estimate of internal development works.		25.07.2024
Subject		Estimate of internal development works.
1.	I/we have undertaken assignment as engineer for certifying estimate of internal development works as per approved plans.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	The Valley Central
2.	Location	Village Bhagwanpur, Sector 2 and 3, Pinjore Kalka Urban Complex, Panchkula.
3.	Licensed area in acres	2.11 acres
4.	Area for registration in acres	2.11 acres
5.	License number	11 of 2010
6.	Name of developer	M/s DLF Homes Panchkula Pvt. Ltd.
2.	Details related to inspection are as under	
1.	Date of certifying of estimate of internal development works.	10.07.2024
2.	Name of engineering firm/ individual	M/s Creative Consultants (Mr. Sushil Dogra)

On the letter head of the engineer firm

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 Sri Guru Har Rai Sahib Complex
 Mohali M:9876574540,9316105088

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SUSHIL DOGRA
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 Chartered Engineer-AM68476/5
 Sri Guru Har Rai Sahib Complex
 2402, Top Floor, Sector-67, Mohali
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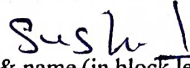
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3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	Consultants
	Name	
	1.	Site engineer M/s Creative Consultants
	2.	Structural consultant M/s Optimal Consultancy Services Pvt Ltd
	3.	Proof consultant M/s Chordia Engineering Consultancy Services
	4.	MEP consultant M/s GSP Design Consultant
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the internal development works and building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ 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 the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.	
	1.	Total estimated cost for completion of building(s) including civil/MEP and allied works in the aforesaid project under reference including tax. (Total of table A and table B) 2411 Lacs
	2.	Estimated cost incurred till date (based on site inspection) 0
	3.	Balance estimated cost for completion of building(s) including civil/MEP and allied works for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana 2411 Lacs
5.	The estimated total cost of project is with reference to the Building & Civil work/ MEP and allied works required to be completed for the purpose of submitting estimates of internal development and building works with Haryana RERA	
6.	The estimated cost of internal development work for 8 SCO's (A type) is calculated on pro-rata basis and it amounts to INR 248 (35% of Internal works as per table B)	
7.	I certify that the project work shall be executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.	

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Date	25/07/2024	Yours faithfully,  Signature & name (in block letters) with stamp of engineering firm/ individual SUSHIL DOGRA B.E. (Civil), M.E. (Structures) Chartered Engineer-AM68476/5 Sri Guru Har Rai Sahib Complex 2402, Top Floor, Sector-67, Mohali Mobile:9316105088,9876574540
Place	Parch/Kula	
Local authority license No.	: 11 of 2010 issued by DTCP Haryana	


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Table – A		
Building/ Tower No.	Buildings: SCO-8 nos Type-A	
Name of the building/ tower if any	The Valley Central	
Total estimated cost (prepared separately for building/ tower of the real estate project)		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total estimated cost of the 8 SCOs building/ tower	2163 Lacs
2.	Total expenditure on the project/ phase	00
3.	Percentage of work done with reference to total estimated cost	00
4.	Balance estimate cost to be incurred on the project	2163 Lacs

Table – B			
Internal & External development works in respect of the entire project area of 2.11 acres.			
Sr. No.	Particulars	Amount (Rs. in lacs)	
		Internal development works	
1.	Total estimated cost of electrical, sewer, storm water, firefighting, development works including amenities and facilities in the project/ phase as per the approved layout plan as on 09-10-2023 date.	709 Lacs	
2.	Expenditure incurred as on 30-06-2024	00 Lacs	
3.	Work done in percentage (as percentage of the total estimated cost)	00 %	
4.	Balanced cost to be incurred (based on estimated cost)	709 Lacs	

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