

Er. B. P. SINGH

B.E.(CIVIL) DCE(DU)

Govt. Approved Valuer, Chartered Engineer, Structural Designer, & Surveyor. Approved Valuer from Govt. of India (Income Tax-Central Board of Direct Tax of wealth Tax Act 1957) CAT-1-288/1995
M.C.D. Regd. No.- E-1138

IN THE PANEL OF :

THE INDIAN OIL CORPORATION LTD.
NHPC, J.P. ASSOCIATE, P.W.D.(D.A.),
DELHI METRO-RAILWAY, DENA
BANK, BANK OF INDIA, STATE
BANK OF INDIA P.N.B etc.

Consulting Engineers, Valuation for wealth Tax, Income Tax, House Tax, L.I.C. Gift Tax,
Bank Loan, Claims, Formation of Tender & Contract Document for Civil works.

Office :

147- ANSAL CHAMBER-II
6, BHIKHAJI CAMA PLACE
NEW DELHI- 110066
Mail -valuer.bpsingh@gmail.com
Ph- 26162524,(m)9811010414

Resi :

K- 36F, SECOND FLOOR
K- BLOCK, D.D.A. FLATS,
SAKET, NEW DELHI-110017,
Ph- 41765812

Engineer's Certificate

Certificate of percentage of completion of construction work of the project at the end of the quarter:

Report for quarter ending

31st Dec, 2021

Project/phase of the project

“SAAN VERDANTE”

Location

Sector-95, Gurugram, Haryana

Er. B. P. Singh

Govt. Approved Valuer

Er. B. P. SINGH

B.E. (CIVIL) DCE(DU), FIV, FIE
Govt. Approved Valuer, Chartered Engineer
Structural Designer, & Approved Architects
MCD E-11038, CAT-1/288/1992 From C.B.D.T
147, Ansal Chamber-II
6, Bhikaji Cama Place
New Delhi-110066
Ph.-26162524, (M) 9811010414


Engineer's Certificate ²		
Report for quarter ending		31 st Dec, 2021
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	"SAAN VERDANTE"
2.	Location	Sector-95, Gurugram, Haryana
3.	Licensed area in acres	17 Acres
4.	Area for registration in acres	3.77 Acres
5.	HARERA Registration No.	55 of 2019, dt. 01/10/2019
6.	Name of licensee	M/s N.A. Buildwell Pvt. Ltd.
7.	Name of collaborator	M/s Raheja Developers Ltd.
8.	Name of developer	M/s SAAN Procon Pvt. Ltd.
2.	Details related to inspection are as under	
1.	Date of certifying of percentage of construction work/ site inspection	03/01/2022
2.	Name of engineering firm/ individual	Er. B.P. Singh
3.	Date of site inspection	03/01/2022



3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	Name
	1.	Site engineer Mr. Rakesh Kumar Singh
	2.	Structural consultant Mr. Pankish Goel
	3.	Proof consultant Mr. Suriyaprakash Perumal
	4.	MEP consultant Mechanical - Mr. Udayan Chaudhari Electrical - Mr. Ajay Kumar Plumbing - Mr. Mukesh Asija
	5.	Quantity surveyor Mr. Nandi Palash
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the 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 the building(s) in the aforesaid project under reference (Total of table A and table B) <u>CRS- in Lacs</u> 10570
	2.	Estimated cost incurred till date 4341.97
	3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana 6228.03
5.	The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the Directorate of Town & Country Planning Haryana being the competent authority under whose jurisdiction the aforesaid project is being implemented.	
6.	The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.	
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.	



8.	I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard
9.	I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;

Date	: 03/01/2022	<p>Yours faithfully,</p> <p></p> <p>Er. B. P. SINGH B.E. (CIVIL) DCE(DU), FIV, FIE Signature & name (in block letters) with stamp of engineering firm/individual Structural Designer, & Approved Architects MED E-11638, CAT-P200/1992-PHILCO, D.T 147, Ansal Chamber-II 6, Bhikaji Cama Place New Delhi-110066 Ph.-26162524, (M) 9811010414</p>
Place	: New Delhi	
Local authority license No.	: FIE- 1176325	
Local authority license no. valid till (date)	: Life Membership	

*Note	
1.	The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2.	(*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3.	The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4.	As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5.	All component of work with specifications are indicative and not exhaustive.

Table - A		
Building/ Tower No.		Olympus Tower No. 3
Name of the building/ tower if any		Olympus Tower and Babylon Tower
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total estimated cost of the building/tower as per registration no 55 dt. 01/10/2019 comes to	6480
2.	Total expenditure on the project/ phase	4247.84
3.	Percentage of work done with reference to total cost	45.57%
4.	Balance cost to be incurred on the project	5072.16
5.	Cost incurred on additional/ extra items as on 31/12/2021 not included in the estimated cost (Table - C)	2840 (as mentioned in Table D)

Table - B		
Internal & External development works in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
		External development works / Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/phase.	420.38
2.	Expenditure incurred as on 31/12/2021	94.13
3.	Work done in percentage (as percentage of the total estimated cost)	7.53%
4.	Balanced cost to be incurred (based on estimated cost)	1155.87
5.	Cost incurred on additional/ extra items as on 31/12/2021 not included in the estimated cost (table-D)	829.62 (as mentioned in Table D)



Table – C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on 30/09/2019 date of registration	915.00
2.	EDC, IDC paid so far as on 31/12/2021	915.00
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100%
4.	Balance EDC/ IDC to be paid	NIL

Table – D		
List of extra/ additional items executed with cost.(which were not part of the original estimate of total cost)- construction of the building		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	On site Administrative Cost	1105.25
2.	Taxes and statutory Dues	717.80
3.	Cost enhancement due to inflation	1016.95
	Total	2840.00

List of extra/ additional items executed with cost.(which were not part of the original estimate of total cost)- - IDW Works		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Boundary wall	45.00
2.	External Gate for the site	80.00
3.	Mechanical, Electrical, Plumbing and other facilities in the project	704.62
Total		829.62

