



Piyush Kumar Gupta

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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work of the Tower-E Building of the Alphathum - PHASE 4 of the Project [UPRERA Registration Number : UPRERAPRJ10115 situated on Plot no -1, Sector - 90, Noida. Demarcated by its boundaries (latitude and longitude of the end points : 77 24 30.53-28 30 50.01, 77 24 43.57-28 30 43.81, 77 24 47.11-28 30 52.81, 77 24 48.52-28 30 57.45, 77 24 51.11-28 30 56.21) 45M wide Road to the North, 45M wide Road to the South, Facility Plot and Plot no. 2 to 7 to the East and Hightension Corridor to the West of New Okhla Industrial Development Authority, District - Gautam Buddha Nagar, PIN -201305, admeasuring 20,375 Sq. Metre out of total 1,02,949 sq. metre area, being developed by PCCL

I Piyush Kumar Gupta have undertaken assignment as Chartered Engineer for certifying Percentage of Completion Work of the Tower A Building of ALPHATHUM - PHASE 4 situated on Plot no -1, Sector - 90, Noida of New Okhla Industrial Development Authority, District - Gautam Buddha Nagar, PIN - 201305, admeasuring 18,052 Sq. metre out of total 1,02,949 sq. meter area, being developed by PCCL

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 of the cost:

(i) M/s/ SPACE COMBINE as L.S. / Architect ;

(ii) M/s VINTECH CONSULTANTS as Structural Consultant

(iii) M/s/ SPACE COMBINE as MEP Consultant

(iv) Shri LALIT KUMAR SINGH as Site Supervisor

2. The project is still ongoing. 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.

3. We estimate the Total Cost for completion of the project under reference as ₹1,75,00,00,000 (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 Revised estimated actual cost incurred till date 30-06-2022 is calculated at ₹1,60,63,89,415 Percentage completion till date : 91.79% (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 ₹14,36,10,585 (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 the 30-06-2022 date is as given in Tables A and B below

Table A

1 No. Building/Wing/Tower bearing Number Tower-E

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	₹1,37,79,50,000
2	Cost incurred as on Date	₹1,35,24,04,867
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98.15%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹2,55,45,133
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	98.15%


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**TABLE B**

Internal & External Development works and common amenities

S.No.	Particulars	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.	₹37,20,50,000
2	Cost incurred as on	₹25,39,84,548
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.27%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹11,80,65,452
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	68.27%


PIYUSH KUMAR GUPTA
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Signature of Engineer

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License No:- AM1071974 of Authority - The Institution of Engineers (India)