

ENGINEER'S CERTIFICATE

FORM-R
Dt: 07.07.2025

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of 11 No of Buildings/Towers of EROS SAMPOORNAM-3 Project (UPRERA Registration number(UPRERAPRJ512436/07/2024) situated on the Khasra No./Plot no. GH-01, Sector-2 Demarcated by its boundaries (latitude and longitude of the end points) 28°35'21.17" N (28.58921389) 77°27'22.74" E (77.45631667) to the North 28°35'23.50" N (28.58986111) 77°27'22.67" E (77.45629722) to the West of village Patwari Noida, Tehsil Gautam Budh Nagar, Competent / Development authority GNIDA, District Gautam Budh Nagar, PIN 201305 admeasuring 21,728 sq.mts. area being developed by M/s Ajay Enterprises Pvt. Ltd.

I **Er. Sanjeev Kumar**, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 11 Nos. of Buildings/Towers, **EROS SAMPOORNAM - 3** Project, situated on the Khasra No. / Plot no. GH-01, Sector-2, of village Patwari Noida, Tehsil Gautam Budh Nagar, competent / development authority GNIDA, District Gautam Budh Nagar, PIN 201305 admeasuring 21,728 sq. mts. area being developed by M/s Ajay Enterprises Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred as 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 NATIONAL ARCHITECTS & ENGINEERS as L.S. / Architect;
- (ii) M/s MANISH CONSULTANTS as Structural Consultant
- (iii) M/s CONSUMMATE ENGINEERING SERVICES (P) LTD. As MEP Consultant
- (iv) Shri DHARMENDER KUMAR as Site Supervisor

2. The project is to start We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s)/Towers 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 **Rs. 433.14 Cr** (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 estimated actual cost incurred till date **30/06/2025** is calculated at **Rs.16.77 Cr.** (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 **Rs.416.37 Cr.** (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 **30/06/2025** date is as given in Tables A and B below:

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address :- *637, Krishna Nagar, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CPAPK5191G*

Table A (Eros Sampooranam - 3)

(To be prepared separately for each Building / Wing of the Real Estate Project / Phases. In case of more than one building, label as Table - A1, A2, A3 etc.)

S. No.	Particulars	Unit	Towers										
			A2	Y8	G2	Y9	B1	Y10	G3	B2	G4	Y11	H2
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Lacs	3,524	2,217	4,296	2,217	2,988	2,217	4,296	2,988	4,296	2,217	2,428
2	Cost incurred as on Date *Based on the actual cost incurred as per records)	Lacs	386	225	448	226	247	6					
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	1094%	1017%	1042%	1021%	827%	27%	0%	0%	0%	0%	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lacs	3138	1991	3848	1990	2741	2211	4296	2988	4296	2217	2428
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)	Lacs	0	0	0	0	0	0	0	0	0	0	0
6	Work done in percentage (as percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	%	0	0	0	0	0	0	0	0	0	0	0

(Enclosed separate sheets for the cost calculations for each unit / building or tower)

(Enclosed separate sheets for the cost calculations for each unit / building or tower)

Signature of Engineer : *Sanjeer*
 Name :- *Sanjeer Kumar*
 Address :- *637, Krishna Nagar, Ghaziabad*
 Aadhar No.:- *5816 5829 0875*
 PAN No.:- *CGAPK 5191G*

Table A1 - Eros Sampooranam-3

TOWER A-2

S. NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	363
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	TOTAL (in Lacs)		363
5	Labor cess	Lacs	3.19
6	Project Overhead	Lacs	19.50
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		386

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address : *637, Krishna Nagar, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191 G*

Table A2- Eros Sampooranam-3

TOWER Y-8

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	212
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		212
5	Labor cess	Lacs	1.87
6	Project Overhead	Lacs	11.34
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		225

Signature of Engineer *Sanjeen*

Name :- *Sanjeen Kumar*

Address :- *637, Krishna Nagar, Gaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191G*

Table A3 - Eros Sampoornam-3

TOWER G-2

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	421
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		421
5	Labor cess	Lacs	3.71
6	Project Overhead	Lacs	22.64
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		448

Sanjeev

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *637, Krishna Nagar, Ghaziabad*

Aadhar No.:- *5816 58 29 0675*

PAN No.:- *CGAPK 5191 G*

Table A4 - Eros Sampoornam-3

TOWER Y-9

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	213
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		213
	Labor cess	Lacs	1.87
5	Project Overhead	Lacs	11.39
7	Contingencies	Lacs	
6	G TOTAL (in Lacs)		226

Saijeev

Signature of Engineer

Name :- *Saijeev Kumar*

Address :- *637, Krishna Nagar, Gharziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191 G*

Table A5 - Eros Sampooram-3

TOWER B-1

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	232
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		232
5	Labor cess	Lacs	2.05
6	Project Overhead	Lacs	12.47
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		247

Signature of Engineer

Name :- *Sanjeer Kumar*

Address :- *637, Krishna Nagar, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CFAPK5191G*

Table A6 - Eros Sampooram-3

TOWER Y-10

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	6
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		6
5	Labor cess	Lacs	0.05
6	Project Overhead	Lacs	0.30
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		6

Signature of Engineer *Sanjeer*
Name :- *Sanjeer Kumar*
Address :- *637, Krishna Nagar, Ghaziabad*
Aadhar No.:- *5816 5829 0675*
PAN No.:- *CSAPK 5191 G*

Table A7 - Eros Sampoonam-3

TOWER G-3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	0
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		0
5	Labor cess	Lacs	0.00
6	Project Overhead	Lacs	0.00
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		0

Signature of Engineer

Name :- *Saijeer Kumar*

Address :- *637, Krishna Nagar, Gharziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191G*

Table A8 - Eros Sampooram-3

TOWER B-2

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	0
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		0
5	Labor cess	Lacs	0.00
6	Project Overhead	Lacs	0.00
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		0

Signature of Engineer *Sanjeen*

Name :- *Sanjeen Kumar*

Address :- *637, Krishna Nagar, Ghaziabad*

Aadhar No.:- *58165829 0675*

PAN No.:- *CGAPK5191G*

Table A9 - Eros Sampoonam-3

TOWER G-4

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	0
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		0
5	Labor cess	Lacs	0.00
6	Project Overhead	Lacs	0.00
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		0

Sanjeev
Signature of Engineer
Name :- *Sanjeev Kumar*
Address :- *637, Krishna Nagar, Ghaziabad*
Aadhar No.:- *5816 5829 0675*
PAN No.:- *CSAPK 5191 G*

Table A10 - Eros Sampooranam-3

TOWER Y-11

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	0
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		0
5	Labor cess	Lacs	0.00
6	Project Overhead	Lacs	0.00
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		0

Signature of Engineer

Name :-

Sanjeev Kumar

Address :-

637, Krishna Nagar, Ghaziabad

Aadhar No.:-

5816 5829 0675

PAN No.:-

CSAPK 5191 G

Table A11 - Eros Sampooranam-3

TOWER H-2

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	0
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	0
	Total (in Lacs)		0
5	Labor cess	Lacs	0.00
6	Project Overhead	Lacs	0.00
7	Contingencies	Lacs	
	G TOTAL (in Lacs)		0

Sanjeev

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *637, Krishna Nagar, Ghaziabad*

Aadhar No.:- *5816 5889 0675*

PAN No.:- *CGAPK 5191 G*

Table B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S. No.	Particulars	Amount (in Lakh)
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).	9630
2	Cost incurred as on (based on the actual cost incurred as per records)	138.78
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	1.44%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	9491
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional / Extra items(Row 2 + Row 5) / (Row 1 + Row 5) * 100)	
(Enclosed separate sheet for the cost calculations)		

Signature of Engineer *Srijeet*
Name :- *Srijeet Kumar*
Address :- *637, Krishna Nagar, Gazipur*
Aadhar No.:- *5816 5829 0675*
PAN No.:- *CGAPK5191G*

Annexure A
List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Table B1 - Eros Sampoornam 3

(Basement, External Development works, Services)

S No.	ACTIVITY	UNIT	AMOUNT (INR) Incl. GST	AMOUNT (INR)
1	Basement - Non Tower Area	Lacs	3208	74
2	Landscape Work	Lacs	757	65
3	Compound Wall	Lacs	182	
4	Waterproofing Work	Lacs	438	
5	Electrical Work	Lacs	1385	
6	Plumbing & Fire Protection System	Lacs	949	
7	Ventilation Work	Lacs	556	
8	DG Set + CT + Exhaust pipe	Lacs	637	
9	Rain Water Harvesting	Lacs	78	
10	Miscellaneous Work	Lacs	99	
	TOTAL (In Lacs)		8289	139
11	Labor Cess	Lacs	67	0.00
12	Project Overhead	Lacs	445	0.00
13	Contingencies	Lacs	829	0.00
	G TOTAL (In Lacs)	Lacs	9630	139

Signature of Engineer

Name :- *Saijeer Kumar*

Address :- *637, Krishna Nagar, Gaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CG APK 5191G*