

ENGINEER'S CERTIFICATE

FORM-R  
Dt: 11.04.2025

(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 **31/03/2025** is calculated at **Rs.12.49 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. 420.65Cr.** (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 **31/03/2025** date is as given in Tables A and B below:

*Sanjeev*

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H. NO.-637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CDAPK 5191G*

**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 | 363    | 218   | 386   | 217   | -     |       |       |       |       |       | -     |
| 3      | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) * 100)                                               | %    | 1029%  | 984%  | 898%  | 981%  | 0%    | 0%    | 0%    | 0%    | 0%    | 0%    | 0%    |
| 4      | Balance Cost to be incurred ( Based on Estimated Cost ) (1-2)                                                                                | Lacs | 3161   | 1998  | 3911  | 1999  | 2988  | 2217  | 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)

*Saijeer*

Signature of Engineer :

Name :- Saijeer Kumar

Address :- H/ NO.-637, Krishna Nagar Meerut Road, Ghaziabad

Aadhar No.:- 5816 5829 0875

PAN No.:- CGAPK 5191 G

**Table A1 - Eros Sampoonam-3**

**TOWER A-2**

| S. NO | Activity                 | Unit | Amount (INR) |
|-------|--------------------------|------|--------------|
| 1     | Civil & Finishing        | Lacs | 341          |
| 2     | Interior                 | Lacs | 0            |
| 3     | Façade                   | Lacs | 0            |
| 4     | MEP                      | Lacs | 0            |
|       | <b>TOTAL (in Lacs)</b>   |      | <b>341</b>   |
| 5     | Labor cess               | Lacs | 3.00         |
| 6     | Project Overhead         | Lacs | 18.35        |
| 7     | Contingencies            | Lacs |              |
|       | <b>G TOTAL (in Lacs)</b> |      | <b>363</b>   |

Signature of Engineer

Name :- *Sanjeev Kumar*

Address : *H. NO. - 637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *C9APK 5191G*

**Table A2- Eros Sampooranam-3**

**TOWER Y-8**

| S.NO | Activity                 | Unit | Amount (INR) |
|------|--------------------------|------|--------------|
| 1    | Civil & Finishing        | Lacs | 205          |
| 2    | Interior                 | Lacs | 0            |
| 3    | Façade                   | Lacs | 0            |
| 4    | MEP                      | Lacs | 0            |
|      | <b>Total (in Lacs)</b>   |      | <b>205</b>   |
| 5    | Labor cess               | Lacs | 1.81         |
| 6    | Project Overhead         | Lacs | 10.98        |
| 7    | Contingencies            | Lacs |              |
|      | <b>G TOTAL (in Lacs)</b> |      | <b>218</b>   |

Signature of Engineer *Sanjeon*

Name :- *Sanjeon Kumar*

Address :- *H.NO.- 637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *COAPK 5191G*

**Table A3 - Eros Sampooranam-3**

**TOWER G-2**

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

*Sanjeev*

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H. No. - 637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191G*

**Table A4 - Eros Sampooranam-3**

**TOWER Y-9**

| S.NO | Activity                 | Unit | Amount (INR) |
|------|--------------------------|------|--------------|
| 1    | Civil & Finishing        | Lacs | 205          |
| 2    | Interior                 | Lacs | 0            |
| 3    | Façade                   | Lacs | 0            |
| 4    | MEP                      | Lacs | 0            |
|      | <b>Total (in Lacs)</b>   |      | <b>205</b>   |
|      | Labor cess               | Lacs | 1.80         |
| 5    | Project Overhead         | Lacs | 10.94        |
| 7    | Contingencies            | Lacs |              |
| 6    | <b>G TOTAL (in Lacs)</b> |      | <b>217</b>   |

*Sanjeev*

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.No.-637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191G*

**Table A5 - Eros Sampooram-3**

**TOWER B-1**

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

*Sanjeev*

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.No.-637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191 G*

**Table A6 - Eros Sampooranam-3**

**TOWER Y-10**

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

*Sanjeev*

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.NO.- 637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *COPAK5191G*

**Table A7 - Eros Sampooranam-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            |
|      | <b>Total (in Lacs)</b>   |      | <b>0</b>     |
| 5    | Labor cess               | Lacs | 0.00         |
| 6    | Project Overhead         | Lacs | 0.00         |
| 7    | Contingencies            | Lacs |              |
|      | <b>G TOTAL (in Lacs)</b> |      | <b>0</b>     |

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H. No. - 637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191 G*

**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            |
|      | <b>Total (in Lacs)</b>   |      | <b>0</b>     |
| 5    | Labor cess               | Lacs | 0.00         |
| 6    | Project Overhead         | Lacs | 0.00         |
| 7    | Contingencies            | Lacs |              |
|      | <b>G TOTAL (in Lacs)</b> |      | <b>0</b>     |

*Sanjeev*

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.NO. - 637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191G*

**Table A9 - Eros Sampooranam-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            |
|      | <b>Total (in Lacs)</b>   |      | <b>0</b>     |
| 5    | Labor cess               | Lacs | 0.00         |
| 6    | Project Overhead         | Lacs | 0.00         |
| 7    | Contingencies            | Lacs |              |
|      | <b>G TOTAL (in Lacs)</b> |      | <b>0</b>     |

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.NO.-637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *C&APK 5191G*

**Table A10 - Eros Sampoonam-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            |
|      | <b>Total (in Lacs)</b>   |      | <b>0</b>     |
| 5    | Labor cess               | Lacs | 0.00         |
| 6    | Project Overhead         | Lacs | 0.00         |
| 7    | Contingencies            | Lacs |              |
|      | <b>G TOTAL (in Lacs)</b> |      | <b>0</b>     |

Signature of Engineer *Sanjeer*

Name :- *Sanjeer Kumar*

Address :- *H.No.- 637, Krishna Nagar Meerut Road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191 G*

**Table A11 - Eros Sampooram-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            |
|      | <b>Total (in Lacs)</b>   |      | <b>0</b>     |
| 5    | Labor cess               | Lacs | 0.00         |
| 6    | Project Overhead         | Lacs | 0.00         |
| 7    | Contingencies            | Lacs |              |
|      | <b>G TOTAL (in Lacs)</b> |      | <b>0</b>     |

*Sanjeer*

Signature of Engineer

Name :- *Sanjeer Kumar*

Address :- *H.NO. - 637, Krishna Nagar Meerut Road, Gharibabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CDAPK 5191 G*

Table B

## Internal &amp; 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)                                                                                                                                               | 64.90            |
| 3                                                   | Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                                                                                                  | 0.67%            |
| 4                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 9565             |
| 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

Name :- Sanjeev Kumar

Address :- H NO.-637, Krishna Nagar Meerut Road, Ghaziabad

Aadhar No.:- 5816 5829 0675

PAN No.:-

COPK 5191 G

## Annexure A

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

**Table B1 - Eros Sampooram 3**

(Basement, External Development works, Services)

| S No. | ACTIVITY                          | UNIT | AMOUNT (INR)<br>Incl. GST | AMOUNT (INR) |
|-------|-----------------------------------|------|---------------------------|--------------|
| 1     | Basement - Non Tower Area         | Lacs | 3208                      |              |
| 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                        |              |
|       | <b>TOTAL (In Lacs)</b>            |      | <b>8289</b>               | <b>65</b>    |
| 11    | Labor Cess                        | Lacs | 67                        | 0.00         |
| 12    | Project Overhead                  | Lacs | 445                       | 0.00         |
| 13    | Contingencies                     | Lacs | 829                       | 0.00         |
|       | <b>G TOTAL (In Lacs)</b>          | Lacs | <b>9630</b>               | <b>65</b>    |

Signature of Engineer

*Sujeer*

Name :- *Sujeer Kumar*

Address :- *H. No. - 637, Krishna Nagar Mesut Road, Gtariabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK5191G*