



ENGINEER CERTIFICATE

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

Date: - 15/07/2025

Subject:- Certificate of Percentage of Completion of construction work of "Commercial Building name as SWARN CITY CENTER/No of building(s)/1 Block(s) of Single Phase of the project UPRERA Registration Number UPRERAPRJ371111/07/2024 situated at Plot no. C-52,Block-C, Swarn Jayanti Puram, Govind Puram District GHAZIABAD, U.P. demarcated by boundaries 28°41'47.6"N 77°29'00.3"E Competent Development Authority -Ghaziabad Development Authority, District- Ghaziabad, PIN- 201013 admeasuring 1417.50 Sqmt. plot area developed by "M/s. CLEOH HOMEZ & DEKORZ PRIVATE LTD."

I Girish Chandra Garg have undertaken assignment of certifying Percentage of Completion Work of above mentioned project being developed by "M/s. CLEOH HOMEZ & DEKORZ PRIVATE LTD."

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for Real Estate Project mentioned above.

- The Following technical professionals were consulted by me for verification/for certification of the cost :-
 - M/s/Shri KAILASH CHANDER AGGARWAL L.S. / Architect;
 - M/s/ Shri R.D. CHAUDHARI as Structural Consultant;
 - M/s. _____ as MEP Consultant;
 - Mr. _____ as Site Engineer/Supervisor.
- The project is new and yet to start. 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 & quantity for 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.
- We estimate the Total Cost for completion of the project under reference as Rs.4.97 Cr. Only (Total of S.No.1 in table 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.
- The cost incurred till 31.03.2025 is calculated at Rs. -NIL only [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.
- 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.4.97 Cr. (Total of S.No. 4 in tables A and B).
- I Certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st March,2025 is as given in Table 'A' and 'B' below:-

G. C. GARG

(G.O.I Registered Valuer)

M-152107-6



Table "A"		
S. No.	Particulars	Amount (in Cr.)
1	Total initial estimated cost of the building/wing (Based on original estimated cost)	Rs.4.32
2	Actual Cost incurred as on date 31/03/2025 (Based on actual cost incurred as per records)	Rs. 0.00
3	Value of Work done in percentage (as percentage of estimated cost)	0.00%
4	Balance Cost to be incurred (Based on the estimated cost)	Rs.4.32
5	Cost Incurred on additional/extra items (Not included in estimated cost)	0
6	Work done in percentage (as percentage of estimated cost plus additional or extra items (S. No. 2 + S. No. 5) / S. No. 1 + S. No. 5) * 100)	0.00%

Table "B"		
Internal & External Development works and common amenities		
S. No.	Particulars	Amount (in Cr.)
1	Total estimated cost of internal and external development works including common amenities and facilities in the layout as on date of permission from Competent Authority (Based on original estimated cost)	Rs. 0.65
2	Actual Cost incurred as on date 31/03/2025 (Based on original estimated cost)	Rs. 0.00
3	Work done in percentage (as percentage of estimated cost)	0.00%
4	Balance Cost to be incurred (Based on the estimated cost)	Rs.0.65
5	Cost Incurred on additional/extra items not included in the estimated cost.	0
6	Work done in percentage (as percentage of estimated cost plus additional or extra items (S. No. 2 + S. No. 5) / S. No. 1 + S. No. 5) * 100)	0.00%

Name of consultants has been provided by promoter.

Signature of Engineer

Name: Girish Chandra Garg

Address: C-1/114, Gulmohar Enclave, Rakesh Marg, Nehru Nagar, Ghaziabad.

Aadhar No.: 484744817014 PAN No.: AEWPG7176D

G. C. GARG

Chartered Engineer (I)

Reg. No. 107-6