



Date: 14.09.2025

ENGINEERS CERTIFICATE

Maqsud E Nazar

(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 1 No. of Building(s) of the project "AVENUE IV" situated on the plot no.- Commercial Plot No. 5, Springwood Enclave, Sector-4, Wave City, Tehsil & District- Ghaziabad ,U.P , Demarcated by its boundaries (latitude and longitude of the end points) to the North 28° 39' 11.9" N; 77° 29' 57.8" E, to the East 28° 39' 07.4" N; 77° 30' 03.5" E, to the South 28° 39' 06.0" N; 77° 30' 01.9" E, to the West 28° 39' 10.5" N; 77° 29' 56.5" E of tehsil Sadar , competent /development authority GDA , District- Ghaziabad, Pin : 201001 admeasuring 12361.18 sq. mtr. Area being developed by M/s Aura Buildcom LLP.

I, **Maqsud E Nazar**, have undertaken assignment as Project Engineer of certifying percentage of completion work of the 1 No. of the Building (s) / Block(s) of the Project "AVENUE IV" situated on the commercial Plot no. 5, Springwood Enclave, Sector -4, Wave City, Tehsil & District- Ghaziabad ,U.P , Demarcated by its boundaries (latitude and longitude of the end points) to the North 28° 39' 11.9" N; 77° 29' 57.8" E, to the East 28° 39' 07.4" N; 77° 30' 03.5" E, to the South 28° 39' 06.0" N; 77° 30' 01.9" E, to the West 28° 39' 10.5" N; 77° 29' 56.5" E of tehsil Sadar , competent /development authority GDA , District – Ghaziabad , Pin : 201001 admeasuring 12361.18 sq. mtr. Area being developed by M/s Aura Buildcom LLP.

1. Following technical professionals are appointed by owner / Promoter :-

- (i) Shri Pradeep Kuntal as Architect.
- (ii) Shri Maqsud E Nazar C/o NNC design International as Structural Consultant.
- (iii) Shri Anand Havelia C/o Consumate Engineering Services Pvt Ltd as MEP Consultant.
- (iv) Shri Manoj Kumar as Site Incharge.

2. The project is New. 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 **Rs. 175Cr**(total of S.no 1 in tables A and including cost of development of common facilities. The estimated total cost of project is with reference to 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 30.09.2025 is calculated at **Rs.26.61Cr**(total of S.no 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 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. 148.39 Cr** (total of S. no 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 30.09.2025 date is as given in Table A and B Below

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Table A

Building called as AVENUE IV

PREPARED FOR THE COMPLETE BUILDING

S. No.	Particulars	Amounts (In Cr)
1	Total estimated cost of the project/building /wing as on date of building permission from competent.	Rs. 155
2	(Cost incurred as on Date (Based on the Actual cost incurred as per records)	23.34
3	Value of work Done in percentage (as Percentage of the estimated Cost) $(1*100/2)$	15.05%
4	Balance Cost to be incurred (Based on Estimated cost) (1-2)	Rs. 131.66
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 $(1*100)/(2+5)$)	0

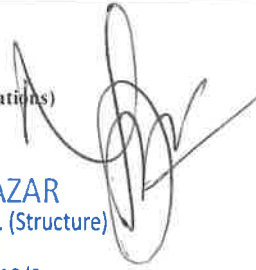
Table B

Internal & External Development works and common amenities

(Prepared for the entire registered phase of the Real Estate Project; AVENUE IV)

S. No.	Particulars	Amounts (In Cr)
1	Total Estimated cost of the internal and external Development works including common amenities and	Rs. 20
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 3.27
3	Work done in percentage (as percentage of the estimated cost) $(1*100/2)$	16.35%
4	Balance cost to be incurred (Based on Estimated Cost)(1-2)	Rs. 16.73
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 $(1*100)/(2+5)$)	0

(Enclose Separate Sheet for the Cost Calculations)



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