

FORM-R
ENGINEER'S CERTIFICATE

Date : 14 October 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 One No. of Building(s)/ two Block(s) of the single Phase of the Project A R Domain having UPRERA Registration Number UPRERAPRJ699935/05/2025 situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALBAD, District Ghaziabad, UP, Demarcated by its boundaries 28.718994/77.453152 to the North, 28.717847/77.453580 to the South, 28.718444/77.454038 to the East, and 28.718388/77.452688 to the West of village MORTA Tehsil JALALBAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.

I Rajani Gupta from precision valtech have undertaken assignment as Engineer of certifying Percentage of Completion Work of the One Building having 2 no Block/ Tower (s) of One Phase of the Project, situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALBAD, District Ghaziabad, UP, Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.

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 Designers International (Ar.Vishal Mittal) as Architect
 - (ii) M/s. S Dac Engineers (Shri Vikas Kumar Garg) as Structural Consultant
 - (iii) M/s. PKV Consulting Engineers(P) Ltd (Shri Pramod Sharma) as MEP Consultant
 - (iv) M/s. Shri Nikhil Sharma 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 **Rs. 1,01,39,90,146.00** (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 30th september 2025 is calculated at **Rs. 0.00** (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. 1,01,39,90,146.00** (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 30.09.2025 date is as given in Tables A and B below :



Table A

One Building/Wing/Tower bearing Number Tower A and Tower B

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building,

S.No.	Particulars	AMOUNT	
		Tower A	Tower B
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	46,80,60,996.00	46,80,60,996.00
2	Cost incurred as on Date 30.09.2025(Based on the actual cost incurred as per records)	-	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	46,80,60,996.00	46,80,60,996.00
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)	0.00%	0.00%

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

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	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 (based on the original	7,78,68,154.00
2	Cost incurred as on 30.09.2025(based on the actual cost incurred as per records)	-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	7,78,68,154.00
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)	0.00%

(Enclose separate sheet for the cost calculations)



Signature of Engineer

Name

Rajani Gupta

Address

705, Block 2, Express Garden, Vaibhav Khand, Indirapuram

Aadhar No.

2513 0742 9219

PAN No.

AKOPG9214C