

RAJIV JAIN

B.E. (CIVIL), F.I.E.

Address: -

200/12, G-2, Sector-3A,
Rachna, Vaishali,
Ghaziabad (U.P.)-201010
Mob.- 8750382222

Date: 02.01.2022

(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 "LIG/EWS BLOCK" Buildings/Three Blocks of "A, C, & D" of the Project UPRERA Registration Number "UPRERAPRJ15047" situated on the Plot No. LIG/EWS BLOCK, Sector-3, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, VILLAGE SHAHPUR BAMHETA, PARGANA DASNA, TEHSIL & DISTRICT GHAZIABAD, U.P. Demarcated by its boundaries (Latitude 28°38'57.6"N & 28°38'56.3"N and Longitude 77°29'04.2"E & 77°29'07.3"E of the end points) 12M wide road to the North, Other Property to the South, Other Property to the East, Plotted Development to the West. Competent/Development authority "GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD" District GHAZIABAD PIN 201001 admeasuring 7572.44 sq.mts. area being developed by M/s AGARWAL ASSOCIATES (PROMOTERS) LTD.

I Rajiv Jain have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion Work of the "LIG/EWS BLOCK" Buildings/Three Blocks of "A, C, & D" of the Project situated on the Plot No. LIG/EWS BLOCK, Sector-3, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, VILLAGE SHAHPUR BAMHETA, PARGANA DASNA, TEHSIL & DISTRICT GHAZIABAD, U.P. Competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 7572.44 sq.mts. area being developed by M/s AGARWAL ASSOCIATES (PROMOTERS) 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) Mr. UDAY Pande as Architect for Nivedita and Uday Pande Consultants.
- (ii) M/s Keen Associates as Structural Consultant
- (iii) Mr. Tanveer Hussian as MEP Consultant for Nivedita and Uday Pande Consultants.
- (iv) Mr. Bhushan Tyagi 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 Buildings 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.


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CHARTERED ENGINEER

3. We estimate the Total Cost for completion of the project under reference as Rs.15,75,00,000/- (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 31.12.2022 is calculated at Rs. 11,22,87,267/- (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 Buildings of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 4,52,12,733/- (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 31.12.2022 date is as given in Tables A and B below :

Table-A

Building/Wing/Tower bearing Number A,C & D Blocks.

(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	Amounts	Tower A	Tower C	Tower D
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs	13,84,20,280.00	52,30,853.00	1,26,80,605.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	10,56,66,906.00	57,49,377.00	4,20,177.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	76.34%	109.91 %	3.31%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	3,27,53,374.00	-5,18,524.00	1,22,60,428.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0.00	0.00	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	76.34%	109.91 %	3.31%
(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	Tower A	Tower C	Tower D
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).	Rs	11,68,264.00	2,56,095.00	1,05,641.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs	44250.00	4,06,557.00	0.00
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	3.79%	158.75%	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	11,24,014.00	-1,50,462.00	1,05,641.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs			
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	3.79%	158.75%	0.00%
(Enclose separate sheet for the cost calculations)					

RAJIV JAIN
B.E. (CIVIL)
F.I.E. (F-125206-9)
CHARTERED ENGINEER

Signature of Engineer

Name Rajiv Jain

Address 200/12,G-2,Sector-3A,Rachna,Vaishali,Ghaziabad

(License No F-125206-9 of Authority Institutions of Engineers)

CERTIFICATE

(To be submitted with the application for obtaining compounding/completion plan)

1. Certified that the Building for which compounding / completion plan has been submitted for approval conforms to the requirements of relevant Indian Standard Codes and Nation Building Code as referred in Annexure-2 of G.O. No. 570/9-3-1-2001/ ~~नगरपालिका~~/2001(अ.क.) dated 03.02.01 in respect of structural safety in general and National hazards including earthquake in particular.
2. It is also certified that the Building has been constructed as per approved foundation and structural designs provided by the Structural Engineer which are certified to be based on relevant Indian Standard Code and National Building Code as referred above and the building is safe for occupancy.
3. Location/Address of Building

Plot No.: LIG Housing Tower-(14A) Block-C
Town: Ghaziabad
Scheme/Colony : Sector-3, Aditya World City, Integrated Township,
Village Shahpur Bamheta, Pargana Dasna, Tehsil &
District Ghaziabad, Uttar Pradesh
4. Particulars of Building
 1. Ground Coverage (sq. mt) : 159.496 sqm
 2. Total Covered area (sq. mt) : 637.984 sqm
 3. Maximum Numbers of Floors above ground: G+3
 4. Total Basement covered area : N.A. sqm

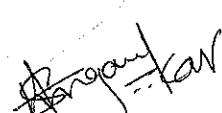
For Agarwal Associates Promoters Ltd.

(Signature of Owner with date)  Authorized Signatory

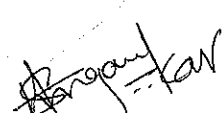
Name (Block): M/s Agarwal Associates (Promoters) Ltd.,
Add: 10, New Rajdhani Enclave,
Vikas Marg, Delhi-110092

Signature of Engineer who had
Supervised the construction

Name (Block)
Legible Seal (with address)

 Signature of the Architect who had
Prepared the design with date

Name (Block)
COA Registration No.
Legible Seal
With address

 KETAN HINGANIKAR
CA/2006/37536

 GULAM SARWAR
(Signature of Structural Engineer)
who had designed & constructed

 M Tech (Structure)
For Agarwal Associates Pvt. Ltd.
Name (Block)
H-33, 1st Floor, Opp. Vijaya Bank
Legible Seal
With address
Commercial Area, Sector-63,
Noida-201301, U.P.