

ENGINEER'S CERTIFICATE

Certification No. AROCON/RERA/22-23/04

Dated :- 10/01/2023

(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 AROCON RAINBOW No. of Building(s)/R1-A AND R1-B Block(s) of the 1ST Phase of the Project UPRERAPRJ15768 situated on the Khasra No/ Plot no GH-02, H-BLOCK, JAIPURIA SUNRISE GREENS, Demarcated by its boundaries (latitude and longitude of the end points) 28'39'01 to the North 77'28'39 to the South 28'39'00 to the East 77'28'41 to the West of village SHAHPUR BAMHETA, Tehsil GHAZIABAD, Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District GHAZIABAD, PIN 201002 admeasuring 7087 sq.mts. area being developed by AROCON REAL ESTATE PVT. LTD.

I Sanjay Sharma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Arocon Rainbow Building(s)/ R1-A and R1-B Block/ Tower (s) of the Project, situated on the Khasra No/ Plot no GH-02, H-BLOCK, JAIPURIA SUNRISE GREENS of village SHAHPUR BAMHETA tehsil GHAZIABAD competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY District GHAZIABAD PIN 201002 admeasuring 7087 sq.mts. area being developed by AROCON REAL ESTATE 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) Ar Paras Malik as Architect
- (ii) M/s Optimum Design pvt. Ltd. as Structural Consultant
- (iii) M/s Consumate Engineering Services Pvt. Ltd. as MEP Consultant
- (iv) Shri Ajay Kumar 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.79 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 **31/12/2022** is calculated at **Rs.59.38 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. 19.62 Cr.** (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 **10/01/2023** date is as given in Tables A and B below :

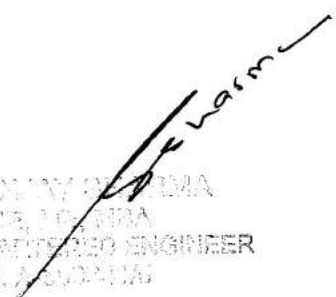

SANJAY SHARMA
AMIE, M. Tech
CHARTERED ENGINEER
10/1/2023

Table A

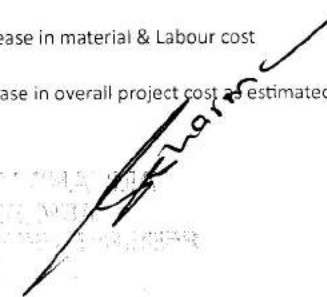
Building/Wing/Tower bearing Number **R1-A** and **R1-B** or called **Arocon Rainbow**

(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 (in Lac)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	7900
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	5937.61
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	74.22%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1962.39
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N/A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	74.22%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

NOTE :- cost of construction has gone up due to

- A. Increase in material & Labour cost
- B. Increase in overall project cost as estimated by management


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