

BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA
MOBILE 09910278220

FORM-REG-1

ARCHITECT'S CERTIFICATE

No.-135_2023

Status Date:- 30-06-2023

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the PAGE THREE RESIDENCES Project UPRERA Registration Number UPRERAPRJ16264 situated on the Khasra No/ Plot no Plot-B8, Land-1, Sector-19&25, J P Greens, Greater Noida. Demarcated by its boundaries (latitude and longitude of the end points) 28°27'44.0"N 77°30'57.3"E to the North 28°27'38.5"N 77°31'03.6"E to the South 28°27'39.3"N 77°31'04.3"E to the East 28°27'43.3"N 77°30'56.6"E to the West of Tehsil Dadri Competent/ Development authority GNIDA District Gautam Nagar PIN 201310 admeasuring 5206 sq.mts. area being developed by HOME AND SOUL INFRATECH PRIVATE LIMITED

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the 1 No. of Building of the PAGE THREE RESIDENCES Project situated on the Khasra No/ Plot no Plot-B8, Land-1, Sector-19&25, J P Greens, Greater Noida tehsil Dadri Competent/ Development authority GNIDA District Gautambudh Nagar PIN 201310 admeasuring 5206 sq.mts. area being developed by HOME AND SOUL INFRATECH PRIVATE LIMITED

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

- (i) M/s MODARCH INDIA as Architect
- (ii) M/s OPTIMIZATION CONSULTANT as Structural Consultant
- (iii) M/s Consummate engineering services Pvt Ltd as MEP Consultant
- (iv) Shri Azeem Iqbal as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ16264 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage of Work done
1	Excavation	91%
2	1 number of Basement(s) and Plinth	53%
3	NIL number of Podiums	NIL
4	Stilt Floor	NIL
5	1 Tower With 10 Slabs of Super Structure	92%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	17%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	22%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	57%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	6%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%

ARCHITECT
NITIN BHATIA, B. ARCH
CA/2007/40059
Mob. No. 9910278220
A-14, VIVEK VIHAR-II
DELHI-110095

Table B**Internal & External Development Works in Respect of the Entire Registered Phase**

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	All Internal Road work in PCC/Concrete Paver Block/VDF and Footpaths in Interlocking Pavers	0%
2	Water Supply	Yes	Water to be provided by the Authority and developer will make by UGT constructed for project of capacity as per norms.	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Under ground Sewerage system. Feeder pipeline of PVC and final discharge through RCC pipes. Raw sewerage will be processed through STP of required capacity as per norms. Treated water shall be used for flushing, irrigation and cleaning purpose. Excess water shall be discharge in the authority drain	0%
4	Storm Water Drains	Yes	Storm water is going to harvesting recharge pits. Excess water if any, will be discharge to authority drain.	0%
5	Landscaping & Tree Planting	Yes	Landscape and Tree Planting has been designed by as per authority guidelines	0%
6	Street Lighting	Yes	Mix of Solar panel light & LED Lights	0%
7	Community Buildings	Yes	Club has been designed as per authority norms and Facilities Like:- Party Hall, Gaming Zone, Entertainment Area etc.	0%
8	Treatment and disposal of sewage and sullage water	Yes	STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer.	0%
9	Solid Waste management & Disposal	Yes	Manual collection and organic waste converter shall be provided in the project	0%
10	Water conservation, Rain water harvesting	Yes	Recycling of treated water and rain water harvesting system to be provide	0%
11	Energy management	Yes	Mix of Solar panel light & LED Lights	0%
12	Fire protection and fire safety requirements	Yes	Fire tender path shall be provided as per NBC. Fire fighting systems along with pumps and water storage tanks shall be provided as per NBC & NOC from fire dept.	0%
13	Electrical meter room, sub-station, receiving station	Yes	As per Authority Sanctioned Plan	0%
14	Other (Option to Add more)	NO	NA	NA

Yours Faithfully

Signature & Name (AR. NITIN BHATIA) OF E.S. Architect
 (License NO. CA/2007/40059)
ARCHITECT
NITIN BHATIA, B. ARCH
CA/2007/40059
Mob. No. 9910278220
A-14, VIVEK VIHAR-II
DELHI-110095

JGAD & ASSOCIATES

(CHARTERED ACCOUNTANTS)

Office No. 305, Third Floor, Lotus Tower, F-6,
Vijay Block, Laxmi Nagar, New Delhi - 110092

Form REG: -03			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information up to 30th June, 2023			
Certification work Assigned vide letter No.CA/001/1/2023-24		Dated :- 01.04.2023	
Subject: Certificate of amount incurred on Page Three Residencies for Construction of <u>1</u> Tower/Block/Building(s) <u>1</u> situated on Khasra no./Plot No. B 8, Land 1, Sector 19 & 25, JP Greens, Greater Noida., demarcated by its boundaries (latitude and longitude of the end-points) 28°27'44.0" N 77°30'57.3"E to the North 28°27'38.5" N 77°31'03.6" to the South 28°27'39.3" N 77°31'04.3"E to the East 28°27'43.3" N 77°30'56.6"E to the West Tehsil Dadri Competent Authority/Development Authority GNIDA, District Gautam Budh Nagar, PIN 201310, admeasuring 5206 sq. meter area, being developed by HOME AND SOUL INFRATECH PRIVATE LIMITED having RERA Registration No UPRERAPRJ16264 , old bank account no. 0178102000011875 of IDBI Bank, Vaishali, Ghaziabad and new Designated A/C No. 259811221238, Bank Name-Indusind Bank, Sector 18, Noida.			
		Rs.in lacs	30/06/2023 Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.	5,250.00	5,250.00
SUB TOTAL LAND COST (in Rs.)		5,250.00	5,250.00
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	100.83	16.60
SUB TOTAL FEES PAID (in Rs.)		100.83	16.60
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	8,076.00	3,735.06
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		8,076.00	3,735.06
3B	Cost of construction incurred (As Certified by Project Engineer)	8,076.00	3,301.67
3C	Total Construction Cost (Lower of 3A and 3B.)	8,076.00	3,301.67



	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, BFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	1,500.00	1,193.08
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9,576.00	4,494.75
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	14,926.83	9,761.34
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate)	40.88%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	65.39%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	4,473.06	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3,131.14	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	9,761.34	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	3,131.14	
11	Balance available in Designated A/c.	-	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	6,630.20	

This certificate is being issued on specific request of M/s Home and Soul Infratech Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For JGAD & Associates
Chartered Accountants
FRN: 029401N



Jatin Gupta
(Partner)

M. No. 522225

Place: Delhi

Date: 11.07.2023

UDIN: 2352225BGXSHO7731



Piyush Kumar Gupta

AMIE (Civil), Chartered Engineer

Construction Management & Valuation

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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the PAGE THREE RESIDENCES Project UPRERA Registration Number UPRERAPRJ16264 situated on the Khasra No/ Plot no Plot-B8, Land-1, Sector-19&25, J P Greens, Greater Noida. Demarcated by its boundaries (latitude and longitude of the end points) 28°27'44.0"N 77°30'57.3"E to the North 28°27'38.5"N 77°31'03.6"E to the South 28°27'39.3"N 77°31'04.3"E to the East 28°27'43.3"N 77°30'56.6"E to the West of Tehsil Dadri Competent/ Development authority GNIDA District Gautam Nagar PIN 201310 admeasuring 5206 sq.mts. area being developed by HOME AND SOUL INFRATECH PRIVATE LIMITED

I PIYUSH KUMAR GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the 1 No. of Building of the PAGE THREE RESIDENCES Project situated on the Khasra No/ Plot no Plot-B8, Land-1, Sector-19&25, J P Greens, Greater Noida tehsil Dadri Competent/ Development authority GNIDA District Gautam Nagar PIN 201310 admeasuring 5206 sq.mts. area being developed by HOME AND SOUL INFRATECH PRIVATE LIMITED

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 MODARCH INDIA as Architect

(ii) M/s OPTIMIZATION CONSULTANT as Structural Consultant

(iii) M/s Consummate engineering services Pvt Ltd as MEP Consultant

(iv) Shri Azeem Iqbal 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 ₹80,76,00,000 (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 cost incurred till date 30-06-2023 is calculated at ₹33,01,66,620 Percentage completion till date :- 40.88% (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 ₹47,74,33,380 (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 30-06-2023 date is as given in Tables A and B below

Table A

Building/Wing/Tower bearing Number PAGE THREE RESIDENCES

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	₹68,89,48,216
2	Cost incurred as on Date	₹32,90,62,631
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	47.76%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹35,98,85,585
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	47.76%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974



TABLE B

Internal & External Development works and common amenities

Sr. 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.	₹11,86,51,784
2	Cost incurred as on	₹11,03,989
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.93%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹11,75,47,795
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.93%


PIYUSH KUMAR GUPTA
 Chartered Engineer (IEI)
AM1071974

Signature of Engineer

Name PIYUSH KUMAR GUPTA

Address II-C/199, Nehru Nagar, Ghaziabad

Aadhar No. 268793091967

PAN No. ADAPG1239Q

License No:- AM1071974 of Authority -The Institution of Engineers (India)