

Devendra Bhandari

134-A, Pocket-IV, Mayur Vihar, Phase-I, Delhi-110091

E-Mail-devendrabhandari@hotmail.com

Mobile-9868889888, Resi, Tel.No.-011-40518801

(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 Plotted development of the Project "Master Plan Commercial" -Gaur Yamuna City, situated on the Plot Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28.311587, 77.556509, 28.306326, 77.559470 of village Mirzapur, Tehsil-Gautam Buddha Nagar, Competent/ Development authority YEIDA, District Gautam Buddha Nagar, PIN: 203201 admeasuring 92624.89 sq.mts. area being developed by Gaursons Realtech Pvt. Ltd.

I, Devendra Bhandari, has undertaken assignment as Chartered Engineer of certifying Percentage of Completion of Construction Work of Plotted development of the Project "Master Plan Commercial" - Gaur Yamuna City, situated on the Plot Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28.311587, 77.556509, 28.306326, 77.559470 of village Mirzapur, Tehsil-Gautam Buddha Nagar, Competent/ Development authority YEIDA, District Gautam Buddha Nagar, PIN: 203201 admeasuring 92624.89 sq.mts. area being developed by Gaursons Realtech 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:

- Shri Ateesh Aggrawal as Architect
- Shri MH Takmeel as Structural Consultant
- M/s CESPL as MEP Consultant
- Shri Arvind Kumar as Site Supervisor

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. 134.87 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 15/12/2020 is calculated at Rs. 107.89 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. 26.98 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 15/12/2020 date is as given in Tables A and B below :

Table A

Project/Building/Wing/Tower bearing Number _____ or called _____

(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
1	Total Estimated cost of the Project/building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 115 cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 92 cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	80.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 23 cr
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)	80.00%

(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 Estimated Cost).	Rs 19.87 cr
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 15.89cr
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	80.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 3.89 cr
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)	80.00%

(Enclose separate sheet for the cost calculations)

Name : Devendra Bhandari

BE (Civil), MP (URP)

DEVENDRA BHANDARI Life member-IBC

Fellow Member -ITPI-1989-38

ITPI (1989 - 38) AADHAR CARD-966826611474

PAN CARD-ABMP6883C

ARCHITECT'S CERTIFICATE

FORM-REG 1

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No. 1

DATE 15-12-2020

Subject: Certificate of Percentage of Completion of Construction Work of Plotted development of the Project "Master Plan Commercial-Gaur Yamuna City", UPRERAPRJ342117 situated on the Plot Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28.311587, 77.556509, 28.306326, 77.559470 of village Mirzapur, Tehsil Gautam Buddha Nagar, Competent/ Development authority YEIDA, District Gautam Buddha Nagar, PIN: 203201 admeasuring 92625.00 sq.mts. area being developed by Gaursons Realtech Pvt. Ltd.

I, Ateesh Aggrawal, has undertaken assignment as Architect of certifying Percentage of Completion Work of the Plotted development of the Project "Master Plan Commercial-Gaur Yamuna City", UPRERAPRJ342117 situated on the Plot Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-19, YEIDA, Greater Noida (U.P), Demarcated by its boundaries (latitude and longitude of the end points) 28.311587, 77.556509, 28.306326, 77.559470 of village Mirzapur, Tehsil Gautam Buddha Nagar, Competent/ Development authority YEIDA, District Gautam Buddha Nagar, PIN: 203201 admeasuring 92625.00 sq.mts. area being developed by Gaursons Realtech Pvt. Ltd.

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

(i) Shri Ateesh Aggrawal as Architect ;

(ii) Shri M.H Takmeel as Structural Consultant

(iii) M/s CESPL as MEP Consultant

(iv) Shri Arvind Kumar as Site Incharge

Based on Site Inspection, with respect to each of the Plots 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 Plots of the Real Estate Project as registered vide number UPRERAPRJ342117 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 Work Done
1	Excavation	N.A
2	number of Basement(s) and Plinth	N.A
3	number of Podiums	N.A
4	Stilt Floor	N.A
5	number of Slabs of Super Structure	N.A
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	N.A
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	N.A
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	N.A
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block /Tower	N.A
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	N.A

Table B

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

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	Not in Progress	0.00%
2	Water Supply	Yes	Not in Progress	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Not in Progress	0.00%
4	Storm Water Drains	Yes	Not in Progress	0.00%
5	Landscaping & Tree Planting	Yes	Not in Progress	0.00%
6	Street Lighting	Yes	Not in Progress	0.00%
7	Community Buildings	Yes	Not in Progress	0.00%
8	Treatment and disposal of sewage and sullage water	Yes	Not in Progress	0.00%
9	Solid Waste management & Disposal	Yes	Not in Progress	0.00%
10	Water conservation, Rain water harvesting	Yes	Not in Progress	0.00%
11	Energy management	Yes	Not in Progress	0.00%
12	Fire protection and fire safety requirements	Yes	Not in Progress	0.00%
13	Electrical meter room, sub-station, receiving station	Yes	Not in Progress	0.00%
14	Other (Option to Add more)	N A		N.A

Yours Faithfully

AR ATEESH AGARWAL
 B. ARCH, DIP. PRGT, MGMT (LONDON)
 Ateesh Aggrawal
 (License No. CA/2003/31212)
 F-89, Green Park, New Delhi