

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion Work of Windsor No. of Building(s)/ 4 Block(s) of the Cluster D Phase of the Project UPRERAPRJ16712 situated on the Khasra No/ Plot no REP-01

Demarcated by its boundaries (latitude and longitude of the end points) 28° 28' 38" to the North , 77°32'13" to the East Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 30134 sq.mts. area being developed by M/s AR Landcraft LLP

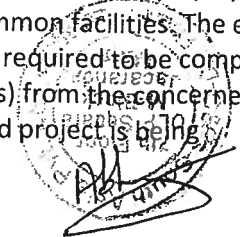
I/We CBRE South Asia Pvt Ltd have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Windsor Building(s)/ 4 Block/ Tower (s) of Cluster D Phase of the Project, situated on the Khasra No/ Plot no REP-01 of tehsil Gautam Buddha Nagar competent/ development authority Greater Noida Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 30134 sq.mts. area being developed by M/s AR Landcraft LLP
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 ARCOP Associates Pvt. Ltd as Architect
- (ii) M/s BMSF Design Consultants as Structural Consultant
- (iii) M/s Consummate Engineering Services Pvt. Ltd. as MEP Consultant
- (iv) M/s GEM Engserv Pvt Ltd. 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. 1,22,70,49,626.** (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 **30/09/2021** is calculated at **Rs. 53,32,25,288**(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.69,38,24,337**(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 30/09/2021 date is as given in Tables A and B below :



