

PRATEEK TYAGI

ESTIMATION & COSTING, BOQ, QA-QS ANALYSIS, ENGINEERING CONSULTANCY

FORM-R

ENGINEER'S CERTIFICATE

DATE:12/01/2025

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account) Certificate of Percentage of Completion of Construction Work of "THE HUB" No. of Building(s)/ SINGLE Block(s) of the NA -/- Phase of the Project [UPRERAPRJ553225] situated on the Khasra No/ Plot no. 1181(M) 1183 (M).Demarcated by its boundaries (latitude and longitude of the end points) 28°42'22.80", 77°26'5.33" to the North 28°42'19.42", 77°26'6.19" to the South 28°42'21.08", 77°26'7.73" to the East 28°42'20.82", 77°26'3.56" to the West of village NOOR NAGAR Tehsil GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District GHAZIABAD PIN 201017 admeasuring 6145 sq.mts. Area being developed by [JYOTI SUPER CONSTRUCTION & HOUSING PVT. LTD.]

I/We PRATEEK TYAGI have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the SINGLE Building(s)/ SINGLE Block/ Tower (s) of NA -/- Phase of the Project, situated on the Khasra No/ Plot no 1181 (M) 1183 (M) of village NOOR NAGAR tehsil GHAZIABAD competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY District GHAZIABAD PIN 201017 admeasuring 6145 sq.mts. Area being developed by [JYOTI SUPER CONSTRUCTION & HOUSING 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) M/s/Shri/Smt SINGLA ARCHITECTS & ASSOCIATES as Architect
- (ii) M/s/Shri/Smt OPTIMUM DESIGN as Structural Consultant
- (iii) M/s/Shri/Smt WE DESIGN as MEP Consultant
- (iv) M/s/Shri/Smt PRATEEK 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 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.72,00,00,000 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 31/12/2024 is calculated at Rs.36,14,08,012 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

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.35,85,91,988Cr (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 31/12/2024 is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number THE HUB or called THE HUB

(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 building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.72,00,00,000 Cr
2	Cost incurred as on 31/12/2024 (Based on the actual cost incurred as per records)	Rs.36,14,08,012 Cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	50.19%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 35,85,91,988 CR
5	Cost incurred on Additional/ Extra Items not included in the Estimated	Rs.NA
6	0	NA
(Enclose separate sheets for the cost calculations for each unit/building or tower) *OUR PROJECT CONTAINS ONLY SINGLE BUILDING		

TIME
TIME

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).	YET NOT STARTED
2	Cost incurred as on 31/12/2024 (based on the actual cost incurred as per records)	YET NOT STARTED
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	YET NOT STARTED
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	YET NOT STARTED
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NOT YET STARTED
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	NOT YET STARTED
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

PRATEEK TYAGI

Address

RAJNAGAR EXTENSION

Aadhar No.

8723 9572 9661

PAN No.

BPMPT8009J

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

ANNEXURE-A

Below given table contain the escalated cost & items related to it

S.NO.	PARTICULARS	AMOUNTS
1	ESCALATION OF STEEL PRICES	4,00,00,000
2	INCREASE IN AREA AND EXTERNAL DEVELOPMENT COST	5,00,00,000
3	COST OF COMPOUNDING/GOVT CHARGES WHICH WERE PREVIOUSLY NOT TAKEN IN ACCOUNTS	3,00,00,000
TOTAL ESTIMATED ESCALATION OF COST AS AT 31/03/2023		12,00,00,000

*ALL THE COSTS TAKEN IN ACCOUNT ARE APPROX AND TENTATIVE