

PRATEEK TYAGI

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

FORM-R

ENGINEER'S CERTIFICATE

DATE:04/04/2023

(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 "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 has 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 31/03/2023 is calculated at Rs.17,13,66,150 Cr (Total of
S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of

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.54,86,33,850 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
31/03/2023 is as given in Tables A and B below :

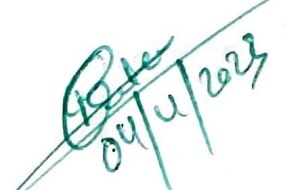

04/04/2023

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 31/03/2023 (Based on the actual cost incurred as per records)	Rs.17,13,66,150 Cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	23.79%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.54,66,33,850 CR
5	Cost incurred on Additional/ Extra Items not included in the	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

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	NA
2	Cost incurred as on 31/03/2023 (based on the actual cost incurred as per records)	NA
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA
(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
(which were not part of the original Estimate of Total
Cost)

**L1-ATTACHED HERE
WITHIN**

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 DOVELOPMENT 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

P. K. S.
04/04/2023