

ENGINEER'S CERTIFICATE

Information as on 31st December 2023

Subject: Certificate of amount incurred on Construction Work of 104 Duplex Villas, 19 plots and 72 E. W. S. flats of the Project Park City - Phase I, situated on the Khassra No. 143, 148, 147, 150, 152, 153, 156, 157, 159 demarcated by its boundaries longitude 28°26'08.5" N and 28°26'17.5" N latitude 79°28'27.9" E and 79°28'31.4" E of village Mudin Ahmad Nagar, Tehsil Bareilly. Competent authority - Bareilly Development Authority, District Bareilly - 243001 admeasuring 25,803 sq.mts. area being developed by D G Park City LLP having RERA Registration No. - UPRERAPRM61417.

I, Akshay Gupta, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 123 Duplex Villas of the Project Park City - Phase - I, situated on the Khassra No. 143, 148, 147, 150, 152, 153, 156, 157, 159 of village Mudin Ahmad Nagar, Tehsil Bareilly. Competent Authority - Bareilly Development Authority, District Bareilly PIN 243001 admeasuring 25,803 sq.mts. area being developed by D G Park City LLP having RERA Registration No. - UPRERAPRM61417

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 Urban Arch as Architect
- (ii) Shri Anand Prakash as Structural Consultant
- (iii) Shri Satish Saxena 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 Duplex Villas 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. 2436.09 lakhs (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 is calculated as Rs. 2360 lakhs (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 as Rs. 76.01 lakhs (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 date is as given in Tables A and B below :

Table A

Duplex Villas - Bearing Number 5 to 8, 11, 13 to 15, 17 to 24, 57 to 60, 63, 64 and 67 to 69 (Type - A), Bearing Number 3 to 7, 12 to 18 and 20 (Type - B), Bearing Number 1 to 22, 31 to 41 and 43 to 71; 75 to 78 (Type - C); E. W. S. 1 - 72 Flats

(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 1872.30 lakhs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 1799.9 lakhs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	96 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 72.80 lakhs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) (Note: some houses have additional work such as false ceiling work, lighting, modular kitchen and wardrobes which were not proposed in the starting period. Hence, the estimated cost will be increased.)	Rs 150
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	104 %

(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 563.79 lakhs
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 560.50 lakhs
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 3.29 lakhs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	99%

(Enclose separate sheet for the cost calculations)

Note: As per the explanation and information received from the Promoter, in this Site 72 EWS houses structure work is completed and not a single unit is sold till date. Further 24 type C unsold villas has been completed upto 70%. Due to these unsold units construction, the amount received from customers has been withdrawn to complete the project on time. The existing customers from whom the amount is received, are getting the possession of their houses and the work in their houses is upto mark or more than the amount realised from customers. Further the cost has been increased from the estimated cost due to inflation in material cost and providing some extra amenities in the villas like Modular kitchens with all the required woodwork and Wardrobes in the Bed rooms and False ceiling in the customer specified areas.

Signature of Engineer

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Date: 14/01/2024

IEI MEMBER: AM190034-2