

Er. SHYAM MOHAN

Address: B17/40, Tilbhandeshwar, Bhelpura, Varanasi, U.P.-221005

Mob: 8810643646

FORM-R

Dt: 11.10.2021

ENGINEER'S CERTIFICATE

(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 PHASE, EROS SAMPOORNAM-2 No. of Building(s) / 6 Towers of the project (UPRERA Registration number _____) situated on the Khasra No./Plot no. GH-01, Sector-2 Demarcated by its boundaries (latitude and longitude of the end points) 28°35'25" N (28.59027778) 77°27'25" E (77.45694444) to the North 28°35'24" N (28.59000000) 77°27'30" E (77.45833333) to the West of village Patwari Noida Tehsil Gautam Budh Nagar Competent / Development authority GNIDA District Gautam Budh Nagar PIN 201305 admeasuring 13,534 sq.mts. area being developed by M/s Ajay Enterprises Pvt. Ltd.

I Er. SHYAM MOHAN, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the PHASE EROS SAMPOORNAM - 2 Building(s) / 6 Towers, of the Project, situated on the Khasra No. / Plot no. GH-01, Sector-2, of village Patwari Noida tehsil Gautam Budh Nagar competent / development authority GNIDA District Greater Noida PIN 201305 admeasuring 13,534 sq. mts. area being developed by M/s Ajay Enterprises Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred as 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 NATIONAL ARCHITECTS & ENGINEERS as L.S. / Architect;
- (ii) M/s MANISH CONSULTANTS as Structural Consultant
- (iii) M/s CONSUMMATE ENGINEERING SERVICES (P) LTD. As MEP Consultant
- (iv) Shri SANJAY MATHUR as Site Supervisor

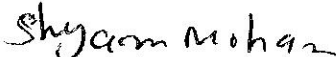
2. The project is to start We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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. 177.59 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 30/09/2021 is calculated at Rs. 18.25 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. 159.34 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 30/09/2021 date is as given in Tables A and B below:


Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar, Bhelpura, Varanasi, U.P.-221005

Aadhar No.:- 8147 5360 3181

PAN No.:- CFTPM0182B

Table A (Eros Sampooranam - 2)

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	Unit crores/ Lakhs	Towers					
			Y 15	B 4	G 7	A 3	H 3	Y12
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Lakhs	1916	2792	4039	3304	1934	1916
2	Cost incurred as on Date *Based on the actual cost incurred as per records)		269	323	359	284	317	273
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)		0	0	0	0	0	0
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lakhs	1647	2469	3680	3020	1617	1643
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)		0	0	0	0	0	0
6	Work done in percentage (as percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)		14.05	11.57	8.88	8.58	16.40	14.27

(Enclose separate sheets for the cost calculations for each unit / building or tower)

Shyam Mohan

Signature of Engineer :

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura, Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

Phase, Eros Sampooram-2

TOWER Y15

Table A1

S.NO	Activity	Unit	Built-up Area	Rate(Rs.) Including GST	Amount in Lakh
1	Foundation works	Sft.	63153.82	206	130.12
2	Tower Structure(Besement+podium+stilt)	Sft.	63153.82	898	567.41
3	Structure Extended Basement	Sft.	11632.20	1300	151.19
4	Brickwork	Sft.	63153.82	174	109.85
5	Finishing	Sft.	63153.82	861	543.75
6	Services	Sft.	63153.82	477	301.45
	Total Amount (in Lakh)				1803.77
	Project Overhad	L.S.			68.13
	Labour Cess	L.S.			14.42
	Contingencies	L.S.			29.86
	TOTAL (in Lakh)				1916.18

Shyam Mohan
Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura,
Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

Phase, Eros Sampooram-2

TOWER B-4

Table A2

S.NO	Activity	Unit	Built-up Area	Rate(Rs.) Including GST	Amount in Lakh
1	Foundation works	Sft.	95809.20	224	214.23
2	Tower Structure(Besement+podium-stilt)	Sft.	95809.20	824	789.01
3	Structure Extended Basement	Sft.	19152.00	1300	248.92
4	Brickwork	Sft.	95809.20	158	151.43
5	Finishing	Sft.	95809.20	831	796.25
6	Services	Sft.	95809.20	440	421.50
	Total Amount (in Lakh)				2621.34
	Project Overhad	L.S.			103.36
	Labour Cess	L.S.			21.87
	Contingencies	L.S.			45.30
	TOTAL (in Lakh)				2791.87

Shyam Mohan

Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura,
Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

Phase, Eros Sampooram-2

TOWER G-7

Table A3

S.NO	Activity	Unit	Built-up Area	Rate(Rs.) Including GST	Amount in Lakh
1	Foundation works	Sft.	133492.68	232	309.72
2	Tower Structure(Besement+podium+stilt)	Sft.	133492.68	893	1192.42
3	Structure Extended Basement	Sft.	27688.50	1300	359.88
4	Brickwork	Sft.	133492.68	171	228.68
5	Finishing	Sft.	133492.68	844	1126.96
6	Services	Sft.	133492.68	437	583.24
	Total Amount (in Lakh)				3800.90
	Project Overhad	L.S.			144.02
	Labour Cess	L.S.			30.47
	Contingencies	L.S.			63.12
	TOTAL (in Lakh)				4038.51

Shyam Mohan

Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura,
Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

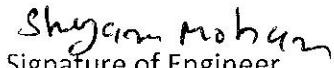
PAN No.:- CFTPM0182B

Phase, Eros Sampooranam-2

TOWER A 3

Table A4

S.NO	Activity	Unit	Built-up Area	Rate(Rs.) Including GST	Amount in Lakh
1	Foundation works	Sft.	109061.00	240	262.27
2	Tower Structure(Besement+podium+stilt)	Sft.	109061.00	970	1058.28
3	Structure Extended Basement	Sft.	23446.40	1300	304.75
4	Brickwork	Sft.	109061.00	165	180.03
5	Finishing	Sft.	109061.00	756	824.85
6	Services	Sft.	109061.00	400	435.80
	Total Amount (in Lakh)				3065.98
	Project Overhad	L.S.			144.02
	Labour Cess	L.S.			30.47
	Contingencies	L.S.			63.12
	TOTAL (in Lakh)				3303.59


Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura,
Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

Phase, Eros Sampoornam-2

TOWER H 3

Table A5

S.NO	Activity	Unit	Built-up Area	Rate(Rs.) Including GST	Amount in Lakh
1	Foundation works	Sft.	63677.0	220	140.14
2	Tower Structure(Besement+podium+stilt)	Sft.	63677.0	955	608.10
3	Structure Extended Basement	Sft.	12524.0	1300	162.80
4	Brickwork	Sft.	63677.0	181	115.12
5	Finishing	Sft.	63677.0	830	528.20
6	Services	Sft.	63677.0	410	260.80
	Total Amount (in Lakh)				1815.16
	Project Overhad	L.S.			72.33
	Labour Cess	L.S.			15.30
	Contingencies	L.S.			31.70
	TOTAL (in Lakh)				1934.49

Shyam Mohan
Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura,
Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

Phase, Eros Sampooram-2

TOWER Y12

Table A6

S.NO	Activity	Unit	Built-up Area	Rate(Rs.) Including GST	Amount in Lakh
1	Foundation works	Sft.	63153.82	206	130.12
2	Tower Structure(Besement+podium+stilt)	Sft.	63153.82	898	567.41
3	Structure Extended Basement	Sft.	11632.20	1300	151.19
4	Brickwork	Sft.	63153.82	174	109.85
5	Finishing	Sft.	63153.82	861	543.75
6	Services	Sft.	63153.82	477	301.45
	Total Amount (in Lakh)				1803.77
	Project Overhad	L.S.			68.13
	Labour Cess	L.S.			14.42
	Contingencies	L.S.			29.86
	TOTAL (in Lakh)				1916.18

Shyam Mohan
Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura,
Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

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	Amount (in Lakh)
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).	1858
2	Cost incurred as on (based on the actual cost incurred as per records)	0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1858
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(Row 2 + Row 5) / (Row 1 + Row 5) * 100)	0
(Enclose separate sheet for the cost calculations)		

Shyam Mohan

Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura, Varanasi, Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B

Annexure A

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

Misc. Activity (External Development works)

Eros Sampoonam - 2

S.NO	Activity		Part-4B
1	Drain & Parks, Water proofing, Play equipment	Lakh	244.27
2	Basement SWR, Pump House Equipment	Lakh	134.27
3	External Sewerage, Drainage & Water supply,	Lakh	263.85
4	Fire Fighting	Lakh	193.31
5	External electrification & Street Lighting	Lakh	899.32
6	Ventilation, HVAC works	Lakh	6.04
7	Road work, Boom barrier, RWH	Lakh	23.80
8	Footpath	Lakh	46.12
9	Tree planting	Lakh	5.84
	Total Amount (in Lakh)	Lakh	1816.82
	Labour Cess	Lakh	12.36
	Contingencies	L.S.	28.44
	TOTAL (in Lakh)	Lakh	1857.62

Shyam Mohan

Signature of Engineer

Name :- SHYAM MOHAN

Address :- B17/40, Tilbhandeshwar Bhelpura, Varanasi,
Uttar Pradesh-221005

Aadhar No.:- 814753603181

PAN No.:- CFTPM0182B