

ENGINEER'S CERTIFICATE

FORM-R

Dt: 12.07.2024

(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 I No. of Building(s) / 4 Tower, 1 Community Building & 1 Commercial Building (UPRERA Registration number PRJ972907) situated on the Khasra No./Plot no. GH-01, Sector-2 Demarcated by its boundaries (latitude and longitude of the end points) 28°35'28.07" N 77°27'27.80" E to the North 28°35'22" N 77°27'27" E to the South 28°35'25.91" N 77°27'28.96" E 28°35'25.44" N 77°27'22.89" E to the West of village Patwari Noida Tehsil Gautam Budh Nagar Competent / Development authority GNIDA District Gautam Budh Nagar PIN 201305 admeasuring 16,380 sq.mts. area being developed by M/s Aiav Enterprises Pvt. Ltd.

I **Er. SANJEEV KUMAR**, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the PHASE EROS SAMPOORNAM - I Building(s) / 4 TOWERS, 1 Commercial & 1 Community 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 16,380 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 PUSHAKAR JEE 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.

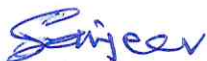
3. We estimate the Total Cost for completion of the project under reference as Rs. 136.56 cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining 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 30/06/2024 is calculated at Rs. 127.04 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. 9.52 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 30/06/2024 date is as given in Tables A and B below:

Signature of Engineer



Name :- Sanjeev Kumar

Address :- H.No.-637, Krishna Nagar (Meerut Road), Ghaziabad

Aadhar No.:- 5816 5829 0675

PAN No.:- CDAPK 5191G

Table A (Eros Sampoornam - I)

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	Towers				Commercial	Community
			G5	Y 13	Y 14	B3		
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Lacs	3,088	1,521	1,539	2,089	1,383	737
2	Cost incurred as on Date *Based on the actual cost incurred as per records)	Lacs	2,841	1,404	1,423	1,940	1,287	737
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	92	92	92	93	93	100
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lacs	247	117	116	149	96	0
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)	Lacs						
6	Work done in percentage (as percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	%						
(Enclosed separate sheets for the cost calculations for each unit / building or tower)								

Sarjeen

Signature of Engineer :

Name :- Sarjeen Kumar

Address :- H.No. - 637, Krishna Nagar (Meerut Road), Ghaziabad.

Aadhar No.:- 5816 5829 0675

PAN No.:- CGAPK 5191G

Table A4 - Eros Sampoonam I

TOWER G-5

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	2167
2	Interior	Lacs	170
3	Façade	Lacs	123
4	MEP	Lacs	277
	Total (in Lacs)		2737
5	Labor Cess	Lacs	20
6	Project Overhead	Lacs	84
	G TOTAL (in Lacs)		2841

Signature of Engineer 

Name :- **Sanjeev Kumar**

Address :- **H.No.-637, Krishna Nagar (Meehut Road), Ghaziabad**

Aadhar No.:- **5816 5829 0675**

PAN No.:- **CGAPK 5191G**

Table A3 - Eros Sampooranam I

TOWER Y13

Table A3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1017
2	Interior	Lacs	80
3	Façade	Lacs	51
4	MEP	Lacs	204
	Total (in Lacs)		1352
5	Labor Cess	Lacs	10
6	Project Overhead	Lacs	42
	G TOTAL (in Lacs)		1404

Signature of Engineer

Sanjeev

Name :-

Sanjeev Kumar

Address :-

H. NO. - 637, Krishna Nagar (Meerut Road), Ghaziabad

Aadhar No.:-

5816 5829 0675

PAN No.:-

COAPK 5191G

Table A2 - Eros Sampoornam I

TOWER Y14

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1035
2	Interior	Lacs	80
3	Façade	Lacs	51
4	MEP	Lacs	205
	Total (in Lacs)		1371
5	Labor Cess	Lacs	10
6	Project Overhead	Lacs	42
	G TOTAL (in Lacs)		1423

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address :- *H. NO.-637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *COPAK5191G*

Table A1 - Eros Sampooranam I

TOWER B-3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1437
2	Interior	Lacs	115
3	Façade	Lacs	79
4	MEP	Lacs	238
	Total (in Lacs)		1869
5	Labor Cess	Lacs	14
6	Project Overhead	Lacs	57
	G TOTAL (in Lacs)		1940

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *H.No.- 637, Krishna Nagar (Meerut Road), Gharaziabad*

Aadhar No.: *5816 5829 0675*

PAN No.: *CQAPK 5191G*

A5 - Eros Sampoornam I

COMMERCIAL

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	897
2	Interior & Façade	Lacs	205
3	MEP	Lacs	138
	Total (in Lacs)		1240
4	Labor Cess	Lacs	9
5	Project Overhead	Lacs	38
	G TOTAL (in Lacs)		1287

Signature of Engineer

Sanjeev

Name :-

Sanjeev Kumar

Address :-

H. NO. - 637, Krishna Nagar (Meezai Road), Ghazipur

Aadhar No.:-

5816 5829 0675

PAN No.:-

CDAPK5191G

A6 - Eros Sampoornam I

COMMUNITY CENTRE

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	486
2	Interior	Lacs	100
3	MEP	Lacs	105
4	Other Miscellaneous Works	Lacs	19
	Total (in Lacs)		710
5	Labor Cess	Lacs	6
6	Project Overhead	Lacs	21
	TOTAL (in Lacs)		737

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *H. No.-637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5818 5829 0675*

PAN No.:- *CQAPK 5191 G*

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).	3299
2	Cost incurred as on (based on the actual cost incurred as per records)	3073
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	93%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	226
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional / Extra items(Row 2 + Row 5) / (Row 1 + Row 5) * 100)	
(Enclosed separate sheet for the cost calculations)		

Sanjeev

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.No.- 637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191 G*

Annexure A

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

Table B1 - Eros Sampoornam 1

(Basement, External Development works, Services)

Eros Sampoornam I

S NO	ACTIVITY	UNIT	(AMOUNT (INR))
1	Basement - Non Tower Area	Lacs	1356
2	External Development	Lacs	501
3	Electrical work	Lacs	343
4	DG Set	Lacs	215
5	Plumbing & Fire Protection System	Lacs	323
6	Ventilation System	Lacs	182
7	Rain Water Harvesting	Lacs	24
8	RO System	Lacs	0
9	CCTV & Boom barrier	Lacs	19
10	OWC		0
	TOTAL (in Lacs)		2963
11	Labor Cess	Lacs	21
12	Project Overhead	Lacs	88
	G TOTAL (in Lacs)		3073

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address :- *H.No.-637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CAAPK5191G*