

ENGINEER'S CERTIFICATE

FORM-R

Dt: 13.01.2024

(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 Aiyav 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 31/12/2023 is calculated at Rs. 106.64 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. 29.92 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 31/12/2023 date is as given in Tables A and B below:

Signature of Engineer

Name :- Sanjeev KumarAddress :- H.NO.-637 Krishna Nagar (Meerut Road), GtazabadAadhar No.:- 5816 5829 0675PAN No.:- CGAPK 5191G

Table A (Eros Sampoonam - 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	2,511	1,241	1,236	1,582	1,193	718
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	81	82	80	76	86	97
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lacs	577	280	303	507	190	19
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)								

Signature of Engineer : *Sanjeer*

Name :- *Sanjeer Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191 G*

Table A4 - Eros Sampooram I

TOWER G-5

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	2102
2	Interior	Lacs	70
3	Façade	Lacs	84
4	MEP	Lacs	163
	Total (in Lacs)		2419
5	Labor Cess	Lacs	18
6	Project Overhead	Lacs	74
	G TOTAL (in Lacs)		2511

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *H.No.- 637, Krishna Nagar (meerut 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	1014
2	Interior	Lacs	31
3	Façade	Lacs	39
4	MEP	Lacs	111
	Total (in Lacs)		1195
5	Labor Cess	Lacs	9
6	Project Overhead	Lacs	37
	G TOTAL (in Lacs)		1241

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CDAPK 5191 G*

Table A2 - Eros Sampooranam I

TOWER Y14

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1030
2	Interior	Lacs	29
3	Façade	Lacs	26
4	MEP	Lacs	106
	Total (in Lacs)		1191
5	Labor Cess	Lacs	9
6	Project Overhead	Lacs	36
	G TOTAL (in Lacs)		1236

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191 G*

Table A1 - Eros Sampooranam I

TOWER B-3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1346
2	Interior	Lacs	23
3	Façade	Lacs	34
4	MEP	Lacs	121
	Total (in Lacs)		1524
5	Labor Cess	Lacs	11
6	Project Overhead	Lacs	46
	G TOTAL (in Lacs)		1582

Signature of Engineer

Sanjeer

Name :- *Sanjeer Kumar*

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

Aadhar No.: *5816 5829 0675*

PAN No.: *CSAPK 5191 G*

A5 - Eros Sampoornam I

COMMERCIAL

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	897
2	Interior & Façade	Lacs	195
3	MEP	Lacs	57
	Total (in Lacs)		1149
4	Labor Cess	Lacs	9
5	Project Overhead	Lacs	35
	G TOTAL (in Lacs)		1193

Signature of Engineer *Sanjeer*

Name :- *Sanjeer Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191G*

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	0
	Total (in Lacs)		691
5	Labor Cess	Lacs	6
6	Project Overhead	Lacs	21
	TOTAL (in Lacs)		718

Signature of Engineer *Sanjeet*

Name :- *Sanjeet Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 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)	2184
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	66%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1115
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)		

Signature of Engineer *Sanjeev*
Name :- *Sanjeev Kumar*
Address :- *H.No- 637, Krishna Nagar (Meerut Road), Ghaziabad*
Aadhar No.:- *5816 5829 0675*
PAN No.:- *CGAPK 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	1126
2	External Development	Lacs	135
3	Electrical work	Lacs	206
4	DG Set	Lacs	206
5	Plumbing & Fire Protection System	Lacs	259
6	Ventilation System	Lacs	150
7	Rain Water Harvesting	Lacs	24
8	RO System	Lacs	0
9	CCTV & Boom barrier	Lacs	0
10	OWC		0
	TOTAL (in Lacs)		2106
11	Labor Cess	Lacs	15
12	Project Overhead	Lacs	63
	G TOTAL (in Lacs)		2184

Signature of Engineer *Sanjeer*

Name :- *Sanjeer Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191G*