

Er. RAVINDRA KUMAR

Address: Ward 06, Chandmari road, Doiwala, Dehradun, Uttarakhand-248140

Mob: 9810038759

ENGINEER'S CERTIFICATE

FORM-R
Dt: 10.01.2022

(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 Ajay Enterprises Pvt. Ltd.

I Er. RAVINDRA 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 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.

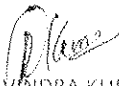
3. We estimate the Total Cost for completion of the project under reference as Rs. 113.01 cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining 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 31/12/2021 is calculated at Rs. 61.415 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. 51.595 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 31/12/2021 date is as given in Tables A and B below:

Signature of Engineer



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Aadhar No. :- 5995 4242 6751

PAN No. :- ANZPK6751A

Table A (Eros Sampoonam - f)

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				Commercial	Community
			B 3	Y 14	Y 13	G5		
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Lakhs	2235	1357	1357	3231	1136	708
2	Cost incurred as on Date *Based on the actual cost incurred as per records)	Lakhs	1116.50	880.84	912.58	1683.35	934.52	613.71
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	49.96	64.91	67.25	52.10	82.26	86.68
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lakhs	1118.50	476.16	444.42	1547.65	201.48	94.29
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)	Lakhs	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)	%	49.96	64.91	67.25	52.10	82.26	86.68
{ Enclosed separate sheets for the cost calculations for each unit / building or tower}								



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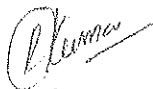
Phase IV-A, Eros Sampooram I

TOWER B-3

Table A1

Dt: 10.01.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	95809.2	153.05
2	Tower Structure(Basement+podium+stilt)	Sft.	95809.2	649.14
3	Structure Extended Basement	Sft.	51014	134.58
4	Brickwork	Sft.	95809.2	77.86
5	Finishing	Sft.	95809.2	20.45
6	Services	Sft.	95809.2	18.22
7	Misc. Finishing & Other works	Sft.	95809.2	
	Total Amount (in Lakh)			1053.30
	Project Overhad	L.S.		63.20
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			1116.50



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Phase IV-A, Eros Sampooranam I

TOWER Y14

Table A2

Dt: 10.01.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	63153.82	99.14
2	Tower Structure(Basement+podium+stilt)	Sft.	63153.82	496.54
3	Structure Extended Basement	Sft.	30985.00	115.86
4	Brickwork	Sft.	63153.82	82.79
5	Finishing	Sft.	63153.82	19.66
6	Services	Sft.	63153.82	16.99
7	Misc. Finishing & Other works	Sft.	63153.82	
	Total Amount (in Lakh)			830.98
	Project Overhad	L.S.		49.86
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			880.84



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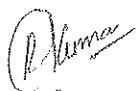
Phase IV-A, Eros Sampooranam I

TOWER Y13

Table A3

Dt: 10.01.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	63153.82	92.25
2	Tower Structure(Basement+podium+stilt)	Sft.	63153.82	503.18
3	Structure Extended Basement	Sft.	30985.00	109.18
4	Brickwork	Sft.	63153.82	84.12
5	Finishing	Sft.	63153.82	51.33
6	Services	Sft.	63153.82	20.86
7	Misc. Finishing & Other works	Sft.	63153.82	
	Total Amount (in Lakh)			860.92
	Project Overhad	L.S.		51.66
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			912.58



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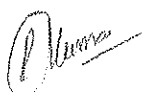
Phase IV-A, Eros Sampooram I

TOWER G-5

Table A4

Dt: 10.01.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	133492.68	227.96
2	Tower Structure(Basement+podium+stilt)	Sft.	133492.68	1067.28
3	Structure Extended Basement	Sft.	73753.00	112.54
4	Brickwork	Sft.	133492.68	121.67
5	Finishing	Sft.	133492.68	27.64
6	Services	Sft.	133492.68	30.98
7	Misc. Finishing & Other works	Sft.	133492.68	
	Total Amount (in Lakh)			1588.07
	Project Overhad	L.S.		95.28
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			1683.35



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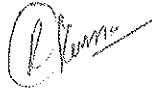
Phase IV-A, Eros Sampooranam I

COMMERCIAL

Table A5

Dt: 10.01.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	12950	93.20
2	Structure	Sft.	29600	747.09
3	Structure Basement	Sft.	12950	
4	Brickwork	Sft.	29600	41.33
5	Finishing	Sft.	29600	
6	Services	Sft.	29600	
7	Misc. Finishing & Other works	Sft.	29600	
	Total Amount (in Lakh)			881.62
	Project Overhad	L.S.		52.90
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			934.52



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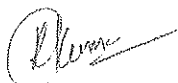
Phase IV-A, Eros Sampooranam I

COMMUNITY

Table A6

Dt: 10.01.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Structure	Sft.	17810	364.42
2	Swimming pool & Deck area	Sft.	Lum. Sum.	180.31
3	Brickwork	Sft.	17800	27.51
4	Finishing	Sft.	17800	6.73
5	Services & Equipments	Sft.	Lum. Sum.	
6	Misc. Finishing & Other works	Sft.	17800	
	Total Amount (in Lakh)			578.97
	Project Overhad	L.S.		34.74
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			613.71



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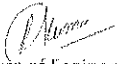
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Table B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

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).	1277
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)	1277
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
(Enclosed separate sheet for the cost calculations)		



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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)

Table B1

Eros Sampooranam I

Dt: 10.01.2022

S.NO	Activity	Unit (Rs. In Lakh)	Phase IV-A
1	Boundary Wall	Lakh	
2	Road Work	Lakh	
3	Foot Paths	Lakh	
4	Water Supply	Lakh	
5	Sewers	Lakh	
6	Drain & Parks	Lakh	
7	Tree Planting	Lakh	
8	Treatment & Disposal System of Sewage and Sludge water	Lakh	
9	Water Conservation works	Lakh	
10	External Electrification & Street Lighting	Lakh	
11	Ventilation, HVAC & Energy Management works	Lakh	
12	Fire Protection & Fire Safety Works	Lakh	
13	Other miscellaneous Works	Lakh	
	Total (in Lakh)	Lakh	0.00
	Labour Cess	Lakh	0.00
	Contingencies	Lakh	0.00
	TOTAL AMOUNT (in Lakh)	Lakh	0.00



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