

ENGINEER'S CERTIFICATE

FORM-R
Dt: 14.10.2022

(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 Aiyav Enterprises Pvt. Ltd.

I Er. ASHWANI, 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 Aiyav 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. 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 30/09/2022 is calculated at Rs. 83.23 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. 29.78 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 30/09/2022 date is as given in Tables A and B below:

Signature of Engineer



Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New Delhi-110059

Aadhar No.:- 8673 7302 3443

PAN No.:- ANDPA0273B

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 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	1630.86	1089.88	1051.27	2261.38	894.96	1213.81
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	72.97	80.32	77.47	69.99	78.78	171.44
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lakhs	604.14	267.12	305.73	969.62	241.04	
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)	Lakhs	0	0	0	0	14	0
6	Work done in percentage (as percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	%	72.97	80.32	77.47	69.99	79.04	171.44

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



Signature of Engineer :

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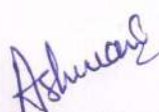
PAN No.:- ANDPA0273B

Phase IV-A, Eros Sampooranam I

TOWER B-3

Table A1 Dt: 14.10.2022

S.NO	Activity	Unit	Amount in Lakh
1	Tower Structure	L.S.	1257.14
2	Brickwork	L.S.	113.30
3	Finishing	L.S.	58.40
4	Services	L.S.	53.76
5	Misc. Finishing & Other works	L.S.	
	Total Amount (in Lakh)		1482.60
	Project Overhad	L.S.	148.26
	Labour Cess	L.S.	
	Contingencies	L.S.	
	TOTAL (in Lakh)		1630.86


Signature of Engineer
Name :- Ashwani
Address :- E-50/1, Pratap Garden, Uttam Nagar, New
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Phase IV-A, Eros Sampoornam I

TOWER Y14

Table A2

Dt: 14.10.2022

S.NO	Activity	Unit	Amount in Lakh
1	Tower Structure	L.S.	764.70
2	Brickwork	L.S.	74.70
3	Finishing	L.S.	97.30
4	Services	L.S.	54.10
5	Misc. Finishing & Other works	L.S.	
	Total Amount (in Lakh)		990.80
	Project Overhad	L.S.	99.08
	Labour Cess	L.S.	
	Contingencies	L.S.	
	TOTAL (in Lakh)		1089.88



Signature of Engineer

Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New
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Phase IV-A, Eros Sampoornam I

TOWER Y13

Table A3

Dt: 14.10.2022

S.NO	Activity	Unit	Amount in Lakh
1	Tower Structure	L.S.	723.70
2	Brickwork	L.S.	74.70
3	Finishing	L.S.	97.30
4	Services	L.S.	60.00
5	Misc. Finishing & Other works	L.S.	
	Total Amount (in Lakh)		955.70
	Project Overhad	L.S.	95.57
	Labour Cess	L.S.	
	Contingencies	L.S.	
	TOTAL (in Lakh)		1051.27



Signature of Engineer

Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New
Delhi-110059

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Phase IV-A, Eros Sampoornam I

TOWER G-5

Table A4

Dt: 14.10.2022

S.NO	Activity	Unit	Amount in Lakh
1	Tower Structure	L.S.	1682.00
2	Brickwork	L.S.	161.50
3	Finishing	L.S.	136.30
4	Services	L.S.	76.00
5	Misc. Finishing & Other works	L.S.	
	Total Amount (in Lakh)		2055.80
	Project Overhad	L.S.	205.58
	Labour Cess	L.S.	
	Contingencies	L.S.	
	TOTAL (in Lakh)		2261.38

Ashwani

Signature of Engineer

Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New
Delhi-110059

Aadhar No.: 8673 7302 3443

PAN No.:- ANDPA0273B

Phase IV-A, Eros Sampoornam I

COMMERCIAL

Table A5

Dt: 14.10.2022

S.NO	Activity		Amount in Lakh
1	Structure	L.S.	604.40
2	Brickwork	L.S.	56.30
3	Finishing	L.S.	114.00
4	Services	L.S.	38.90
5	Misc. Finishing & Other works	L.S.	
	Total Amount (in Lakh)		813.60
	Project Overhad	L.S.	81.36
	Labour Cess	L.S.	
	Contingencies	L.S.	
	TOTAL (in Lakh)		894.96

Ashwani

Signature of Engineer

Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New
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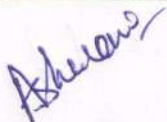
Phase IV-A, Eros Sampoornam I

COMMUNITY

Table A6

Dt: 14.10.2022

S.NO	Activity	Unit	Amount in Lakh
1	Structure	L.S.	861.50
2	Brickwork	L.S.	39.70
3	Finishing	L.S.	33.90
4	Services & Equipments	L.S.	210.00
5	Misc. Finishing & Other works	L.S.	
	Total Amount (in Lakh)		1145.10
	Project Overhad	L.S.	68.71
	Labour Cess	L.S.	
	Contingencies	L.S.	
	TOTAL (in Lakh)		1213.81


Signature of Engineer

Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New
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Aadhar No.: 8673 7302 3443

PAN No.: ANDPA0273B

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)	180.78
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	14.2%
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)

Ashwani

Signature of Engineer

Name :- Ashwani

Address :- E-50/1, Pratap Garden, Uttam Nagar, New Delhi-110059

Aadhar No.:- 8673 7302 3443

PAN No.:- ANDPA0273B

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: 14.10.2022

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	36.55
5	Sewers	Lakh	6.80
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	64.95
11	Ventilation, HVAC & Energy Management works	Lakh	
12	Fire Protection & Fire Safety Works	Lakh	72.48
13	Other miscellaneous Works	Lakh	
	Total (in Lakh)	Lakh	180.78
	Labour Cess	Lakh	
	Contingencies	Lakh	
	TOTAL AMOUNT (in Lakh)	Lakh	180.78



Signature of Engineer

Name :- Ashwani

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New Delhi-110059

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