

ENGINEER'S CERTIFICATE (On Letter Head)

Date: 30.09.2021

(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 all Building(s)/Block(s) of the Phase of the Project Mahagun Mantra I, UPRERAPRJ1846 [UPRERA Registration Number] situated on the Khasra No/ Plot no GH-01/B, Sector 10, Greater Noida, West, Uttar Pradesh Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 34' 21.08" N longitude 77° 28' 31.17" E to the North, latitude 28° 34' 15.29" N longitude 77° 28' 29.26" E to the South, latitude 28° 34' 16.58" N longitude 77° 28' 33.06" E to the East latitude 28° 34' 19.85" N longitude 77° 28' 27.43" E to the West of Village Sector 10, Greater Noida West, Tehsil Gautam Budh Nagar, Dadri Competent Authority/ Development Authority, GNOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring 12251 sq.mts. area being developed by Dhanya Promoters Private Limited [Promotor's Name] as on 30.09.2021.

I/We Rishi Mathur have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the all Building(s)/Block/ Tower (s) of Phase of the Project Mahagun Mantra I, UPRERAPRJ1846, situated on the Khasra No/ Plot no GH-01/B, Sector 10, Greater Noida, West, U.P. of village Sector 10, Greater Noida West, Tehsil Gautam Budh Nagar, Dadri Competent Authority/Development Authority, GNOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring 12251 sq.mts. area being developed by Dhanya Promoters Private Limited [Promotor's Name] as on 30.09.2021.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on 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:

- M/s Gian P. Mathur & Associates Pvt Ltd as L.S. / Architect ;
- M/s Optimum Designs and M/s Chordia Techno Consultants as Structural Consultant
- M/s Consumate Engineering Services Pvt Ltd as MEP Consultant
- M/s Naveen Yadav as Site In-charge / Supervisor

2. The project is still ongoing. 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. 16292 Lakh (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. 13513 Lakh (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. 2779 Lakh (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 is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number or called Mahagun Mantra 1

(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	Amounts (Rs. Lakh)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	13192
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	12170
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92.25
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1022
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	2515

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6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	93.49
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(Enclose separate sheets for the cost calculations for each unit/building or tower)

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	Amounts (Rs. 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).	3100
2	Cost incurred as on (based on the actual cost incurred as per records)	1343
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	43
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1757
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	1489
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	61.71

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Name: Rishi Mathur

Address: C-55, East of Kailash, New Delhi-110065

Aadhar No.

PAN No.: AILPM5644B

Rishi Mathur
19/10/21

Annexure A

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

Expenses on Miscellaneous Provisions, Customer services, sales, Banks , Financial Institutions, Insurance, Various authorities team inspection, land , Road, barricading, safety measures, signal, lighting, labour welfare, development of surrounding area, beautification, Tree and bush plantattion, visitors facility and other miscellaneous nature of work

ENGINEER'S CERTIFICATE (On Letter Head)

Date: 30.06.2021

(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 all Building(s)/Block(s) of the Phase of the Project Mahagun Mantra I, UPRERAPRJ1846 [UPRERA Registration Number] situated on the Khasra No/ Plot no GH-01/B, Sector 10, Greater Noida, West, Uttar Pradesh Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 34' 21.08" N longitude 77° 28' 31.17" E to the North, latitude 28° 34' 15.29" N longitude 77° 28' 29.26" E to the South, latitude 28° 34' 16.58" N longitude 77° 28' 33.06" E to the East latitude 28° 34' 19.85" N longitude 77° 28' 27.43" E to the West of Village Sector 10, Greater Noida West, Tehsil Gautam Budh Nagar, Dadri Competent Authority/ Development Authority, GNOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring 12251 sq.mts. area being developed by Dhanya Promoters Private Limited [Promotor's Name] as on 30.06.2021.

I/We Rishi Mathur have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the all Building(s)/Block/ Tower (s) of Phase of the Project Mahagun Mantra I, UPRERAPRJ1846, situated on the Khasra No/ Plot no GH-01/B, Sector 10, Greater Noida, West, U.P. of village Sector 10, Greater Noida Noida West, Tehsil Gautam Budh Nagar, Dadri Competent Authority/Development Authority, GNOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring 12251 sq.mts. area being developed by Dhanya Promoters Private Limited [Promotor's Name] as on 30.06.2021.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on 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:

- M/s Gian P. Mathur & Associates Pvt Ltd as L.S. / Architect ;
- M/s Optimum Designs and M/s Chordia Techno Consultants as Structural Consultant
- M/s Consumate Engineering Services Pvt Ltd as MEP Consultant
- Mr. NAVEEN YADAV as Site Supervisor

2. The project is still ongoing. 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. 16292 Lakh (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 30.06.2021 is calculated at Rs. 13249 Lakh (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. 3043 Lakh (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 30.06.2021 is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number or called Mahagun Mantra 1

(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	Amounts (Rs. Lakh)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	13192
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	12047
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	91.32
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1145
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	2515
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	92.71

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

TABLE B

GIAN P. MATHUR & ASSOCIATES

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

S.No.	Particulars	Amounts (Rs. 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).	3100
2	Cost incurred as on (based on the actual cost incurred as per records)	1202
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	39
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1898
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	1489
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	58.64
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name: Rishi Mathur

Address: C-55, East of Kailash, New Delhi-110065

Aadhar No.

PAN No.: AILPM5644B

Annexure A

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

Expenses on Miscellaneous Provisions, Customer services, sales, Banks , Financial Institutions, Insurance, Various authorities team inspection, land , Road, barricading, safety measures, signal, lighting, labour welfare, development of surrounding area, beautification, Tree and bush plantattion, visitors facility and other miscellaneous nature of work