

ENGINEER'S CERTIFICATE (On Letter Head)

Date: 31.12.2021

(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 Mirabella, UPRERAPRJ1866 [UPRERA Registration Number] situated on the Khasra No/ Plot no SC-01/E2, Sector-79, Noida, Gautam Budh Nagar, Uttar Pradesh Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 33' 52.87" N longitude 77° 23' 56.03" E to the North, latitude 28° 33' 48.38" N longitude 77° 23' 51.02" E to the South, latitude 28° 33' 48.64" N longitude 77° 23' 56.24" E to the East latitude 28° 33' 52.64" N longitude 77° 23' 50.68" E to the West of Village Sector 79, Noida, Tehsil Gautam Budh Nagar, Noida Competent Authority/Development Authority, NOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring 20000 sq.mts. area being developed by Golfgreen Infra Private Limited [Promotor's Name] as on 31.12.2021.

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 Mirabella, UPRERAPRJ1866, situated on the Khasra No/ Plot no SC-01/E2, Sector-79, Noida, Gautam Budh Nagar, Uttar Pradesh of village Sector 79, Noida, Tehsil Gautam Budh Nagar, Noida Competent Authority/Development Authority, NOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring approx 20000 sq.mts. area being developed by Golfgreen Infra Private Limited [Promotor's Name] as on 31.12.2021.

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 as Architect
- M/s Optimum Designs and M/s Chordia Techno Consultants as Structural Consultant
- M/s Consumate Engineering Services Pvt Ltd as MEP Consultant
- Shri Brajesh Sharma 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 revised Cost for completion of the project under reference as Rs. 31289 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 31.12.2021 is calculated at Rs. 30098 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. 1191 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 31.12.2021 is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number or called Mahagun Mirabella

(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 as revised upon force majeure delay)	27176
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	27004
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	99.37
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	172
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	2845
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items) ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	99.43

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



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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	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).	4113
2	Cost incurred as on [based on the actual cost incurred as per records]	3094
3	Work done in Percentage [as Percentage of the estimated cost] (Row 2 / Row 1) * 100	75
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1019
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	235
6	Work done in percentage [as Percentage of Estimated Cost plus additional/Extra Items] (Row 2 + Row 5) / (Row 1 + Row 5) * 100	77
(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)

Provisions for worship, approach road, beautification, transportation, customer facilities visiting for enquiries, insurance team, financial institutions team, other government bodies and other machineries undertaking inspection of the project site from time to time and miscellaneous expenses and decorative materials, hoardings, boardings, signage, signals, safety etc.