

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No. UPRERA/HEBE/MANTRA II/04

Date: 31.12.2020

Subject: Certificate of Percentage of Completion of Construction Work of all Building(s)/Block(s) of the Phase of the Project Mahagun Mantra II "UPRERAPRJ1870" [UPRERA Registration Number] situated on the Khasra No/ Plot no GH-01/A, Sector 10, Greater Noida, West Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 34' 19.85" N longitude 77° 28' 27.43" E to the North, latitude 28° 34' 12.47" N longitude 77° 28' 26.90" E to the South, latitude 28° 34' 15.29" N longitude 77° 28' 31.11" E to the East latitude 28° 34' 17.06" N longitude 77° 28' 23.08" E to the West of village Greater Noida West, Tehsil Gautam Budh Nagar, Dadri Competent Authority/Development Authority, GNOIDA, District Gautam Budh Nagar, Uttar Pradesh, PIN 201301, admeasuring 23658 sq. meter area, being developed by Hebe Infrastructure Private Limited [Promotor's Name] as on 31.12.2020.

I/We Gian P. Mathur & Associates Pvt Ltd have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the all Building(s)/Block/ Tower (s) of Phase of the Project, situated on the Khasra No/ Plot no GH-01/A, Sector 10, Greater Noida, West, U.P. of village Noida tehsil Gautam Budh Nagar, Dadri compeient/ development authority Noida District Gautam Budh Nagar PIN 201301 admeasuring 23658 sq.mts. area being developed by Hebe Infrastructure Private Limited [Promotor's Name] as on 31.12.2020.

1. Following technical professionals are appointed by owner / Promotor :-
- (i) M/s Gian P. Mathur & Associates Pvt Ltd as L.S. / Architect ;
 - (ii) M/s Optimum Designs and M/s Chordia Techno Consultants as Structural Consultant
 - (iii) M/s Consumate Engineering Services Pvt Ltd as MEP Consultant
 - (iv) M/s DM SINGHAL as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ1870 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table D.

Table A (Tower-1)

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	1 number of Podiums	100%
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	75%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	75%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%

Table B (Tower-2)

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	1 number of Podiums	100%
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	48%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%

GIAN P. MATHUR
ARCHITECT
B. Arch., M. S. A. I. I. A.
C.A. No. 8015769

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9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	37%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%

Table C (Tower-3)

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	1 number of Podiums	100%
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	52%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	35%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%

Table D

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	yes		0%
2	Water Supply	yes		0%
3	Sewarage (chamber, lines, Septic Tank, STP)	yes		40%
4	Strom Water Drains	yes		0%
5	Landscaping & Tree Planting	yes		0%
6	Street Lighting	yes		0%
7	Community Buildings	yes	Status only for Structure work.Partition work Complete.	100%
8	Treatment and disposal of sewage and sullage water	yes		0%
9	Solid Waste management & Disposal	yes		0%
10	Water conservation, Rain water harvesting	yes		30%
11	Energy management	yes		0%
12	Fire protection and fire safety requirements	yes		0%
13	Electrical meter room, sub-station, receiving station	yes		0%
14	Other (Option to Add more)	yes		0%

Yours Faithfully

ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

GIAN P. MATHUR (Architect)
Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO 80/5769)

ENGINEER'S CERTIFICATE

FORM-R

Date: 31.12.2020

(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 II, UPRERAPRJ1870 [UPRERA Registration Number] situated on the Khasra No/ Plot no GH-01/A, Sector 10, Greater Noida, West, Uttar Pradesh Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 34' 19.85" N longitude 77° 28' 27.43" E to the North, latitude 28° 34' 12.47" N longitude 77° 28' 26.90" E to the South, latitude 28° 34' 15.29" N longitude 77° 28' 31.11" E to the East latitude 28° 34' 17.06" N longitude 77° 28' 23.08" E to the West of Village Greater Noida West, Tehsil Gautam Budh Nagar, Dadri Competent Authority/Development Authority, GNOIDA District Gautam Budh Nagar, Uttar Pradesh, PIN 201301 admeasuring 23658 sq.mts. area being developed by Hebe Infrastructure Private Limited [Promotor's Name] as on 31.12.2020

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 II, UPRERAPRJ1870, situated on the Khasra No/ Plot no GH-01/A, 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 approx 23658 sq.mts. area being developed by Hebe Infrastructure Private Limited [Promotor's Name] as on 31.12.2020.

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:

- (i) M/s Gian P. Mathur & Associates Pvt Ltd as L.S. / Architect ;
- (ii) M/s Optimum Designs and M/s Chordia Techno Consultants as Structural Consultant
- (iii) M/s Consumate Engineering Services Pvt Ltd as MEP Consultant
- (iv) M/s K C Baranwal 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 revised Cost for completion of the project under reference as Rs. 29303 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 31.12.2020 is calculated at Rs. 18866 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. 10437 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 31.12.2020 is as given in Tables A and B below :

Table A

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

(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)	24838
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	17023
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.54
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	7815
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	3633

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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)	72.55
(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
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).	4465
2	Cost incurred as on (based on the actual cost incurred as per records)	1843
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	41.28
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2622
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	335
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	45.38
(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/temple, approach road, beautification, transportation, customer facilities visting for enquiries, insurance team, financial institutions team, other government bodies and other machineries undertaking inspection of the project from time to time and miscellaneous expenses towards finance, land and decorative materials, hoardings, boardings, signage, signals, safety etc.