

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

Form-'REG-02'

Date:- 11/07/2024

ENGINEERS CERTIFICATE

(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 4 No. of Building(s)/Towers namely A, B1, B2, & C of the Project "County One O Seven" [UPRERA PRJ837374] situated on the Khasra No./ Plot no. GH-01/A/B (Alpha), Sector-107, Noida, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28°32'49.36", 28°32'47.94" to the North to the 77°22'40.05", 77°22'31.54" East, Tehsil - Gautam Buddha Nagar, Competent/ Development authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar admeasuring 20,000 sq.mts. area being developed by "County Concept developers LLP/ Ace Infracity Developers Pvt. Ltd."

I, Atul Saxena, have undertaken assignment of certifying Percentage of Completion Work for the four no. towers as mentioned above of the Project being developed by Promoter-"County Concept developers LLP/ Ace Infracity Developers Pvt. Ltd."

1. Following technical professionals are appointed by Owner/ Promoter:-

- M/s Confluence Consultancy Services as L.S. / Architect ;
- M/s. Vintech Consultants as Structural Consultant;
- M/s Consummate Engineering Service Pvt. Ltd. as MEP Consultant;
- Shri Pushkar Singh as Site engineer/ Supervisor.

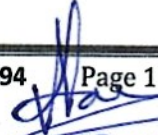
2. The project is still ongoing. We have estimated the cost of the completion of the Civil, MEP and allied works, of the Building(s) of the project based on the plans/information made available to us for the project under reference by the Promoter, Developer and by Quantity Surveyor appointed by the 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 revised total cost for completion of the project under reference as Rs. 500/- Crores 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 30/06/2024 is calculated at Rs 437.94 Crores [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.

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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. 62.06 Crores only.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

Table "A1"
(For Tower-A)

S.No.	Particulars	Amount (In Crores)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.144.06/-
2	Actual Cost incurred as on 30/06/2024 (Based on estimated cost)	Rs. 111.52/-
3	Work done in percentage (As percentage of original estimated cost)	77.41 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.32.54/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no.2+s.no.5)/(s.no.1+s.no.5)*100]	77.41 %
7	Total No. of Units as per sanctioned Map	67 No.

Table "A2"
(For Tower-B1)

S.No.	Particulars	Amount (In Crores)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.88.30/-
2	Actual Cost incurred as on 30/06/2024 (Based on estimated cost)	Rs.81.20/-
3	Work done in percentage (As percentage of original estimated cost)	91.96 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.7.10/-
5	Cost Incurred on additional/extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s.no.2+s.no.5)/(s.no.1+s.no.5)*100]	91.96 %
7	Total No. of Units as per sanctioned Map	67 No.

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Table "A3"
(For Tower-B2)

S.No.	Particulars	Amount (In Crores)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.88.30/-
2	Actual Cost incurred as on 30/06/2024 (Based on estimated cost)	Rs.81.05/-
3	Work done in percentage (As percentage of original estimated cost)	91.79%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.7.25/-
5	Cost Incurred on additional/extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s.no.2+s.no.5)/(s.no.1+s.no.5)*100]	91.79%

Table A4
(For Tower- C)

S.No.	Particulars	Amount (In Crores)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.73.50/-
2	Actual Cost incurred as on 30/06/2024 (Based on estimated cost)	Rs.69.37/-
3	Work done in percentage (As percentage of original estimated cost)	94.38%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs 4.13/-
5	Cost Incurred on additional/extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s.no.2+s.no.5)/(s.no.1+s.no.5)*100]	94.38%


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Table-"B"

(Internal & External Development works and common amenities for entire project)

S.No.	Particulars	Amount (In Crores)
1	Total estimated cost of internal and external development works including Common amenities and facilities(Based on original estimate)	Rs.105.84/-
2	Actual Cost incurred as on 30/06/2024 (Based on estimated cost)	Rs.94.80/-
3	Work done in percentage (As percentage of original estimated cost)	89.56 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.11.04/-
5	Cost Incurred on additional/extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s.no.2+s.no.5)/(s.no.1+s.no.5)*100]	89.56 %

This is issued on specific request of the Promoter M/s County Concept Developers LLP/Ace Infracity Developers Pvt . Ltd. For UPRERA Compliance & based on information/data/drawings made available to us


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