



Piyush Kumar Gupta

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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s) / A & B Block(s) of the Project CAPABLE THE EMPORIA UPRERA Registration Number UPRERAPRJ769268 situated on the Khasra No. 919, Demarcated by its boundaries (latitude and longitude of the end points) 28°42'24.52"N,77°24'54.79"E to the North 28°42'17.39"N,77°24' 57.17"E to the South 28°42'20.17"N,77°24'59.87"E to the East 28°42'22.31"N ,77°24'57.17"E to the West of village Noor Nagar Tehsil Ghaziabad Competent/ Development Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 9950sq.mts. area being developed by CAPABLE BUILDWELL PVT LTD.

I Piyush Kumar Gupta have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the 2 No. of Building(s)/ A&B Block(s) of the Project CAPABLE THE EMPORIA, situated on the Khasra No/ Plot no. 919, of village Noor Nagar Tehsil Ghaziabad Competent/ Development Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 9950sq.mts. area being developed by CAPABLE BUILDWELL PVT LTD.

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 ANUJ AGARWAL ARCHITECTS & M/s A. SHARMA ASSOCIATES as Architects

(ii) M/S ARVIND GUPTA CONSULTANTS as Structural Consultant

(iii) M/s AJAY KUMAR ASSOCIATES as ELECTRICAL Consultant & M/s Krim Engineering Services Pvt. Ltd. as Plumbing & Fire Fighting Consultant. as MEP Consultants

(iv) Shri Amit Kumar 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 ₹94,01,86,015 (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 cost incurred till date 31-12-2023 is calculated at ₹5,62,96,386 Percentage completion till date :- 5.99% (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 ₹88,38,89,630 (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 31-12-2023 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number A & B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	₹81,57,43,935
2	Cost incurred as on Date	₹5,62,96,386
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	6.90%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹75,94,47,549
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)	6.90%

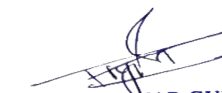

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TABLE B

Internal & External Development works and common amenities

Sr. 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.	₹12,44,42,081
2	Cost incurred as on	₹0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹12,44,42,081
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)	0.00%


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Signature of Engineer

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