

SANJEEV KUMAR SHARMA

B.E. (Civil), M Tech (STR), MBA (Mktg), MSW, MIE (India), FIV (Delhi), FIIV (Pune)

Architects, Engineers, Chartered Engineer & Chartered Valuer

MCD App. Engineer License No: e/00135, MCD App. Structure Engineer License No: SE-03

Govt. Regd. Property Valuer No. Category -1/670/191/2017-18 (IT Dept. Approved)

Member Institute of Engineers (India) Membership No: M-160146-0

Fellow of Institution of Valuers (Delhi, India) Membership No: CAT-I-F-27678

Fellow of The Indian Institute of Valuers (Pune, India) Membership No: CAT-I-F-5217

Regd. Address: D-113, Mahendru Enclave, G.T. Karnal Road, Delhi-110009.

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Reff: DRA/EC/June

To,

Anthem Yashkirti Infracity P Ltd

Khasara No. 823,826, Village Noornagar,

NH-58, Ghaziabad, U.P.



30/09/2021

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work of 4 No. of Buildings of the Project [UPRERA PRJ663959] (Ozone Classik) situated on the Khasra No.823,826 Noornagar, and no 843,842,839,840,841,834,835,838 at Village Saddiq Nagar, NH-58, Distt. Ghaziabad, U.P. Demarcated by its boundaries 28.41.47.5N to the North 77.26.1.84E to the South 28.41.44.03N to the East 77.26.0.43E to the West of Distt. Ghaziabad, U.P. under competent/ Development authority, U.P. admeasuring 21523.00 Sq. Mts. area being developed by M/S Anthem Yashkirti Infracity P Ltd.

We have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 4 Buildings/ Block/ Towers of the Project, situated on the Khasra No. 843,842,839,840,841,834,835,838 at Village Saddiq Nagar, NH-58, Distt. Ghaziabad, U.P. under competent/ Development authority, U.P. admeasuring 21523.00 Sq. Mts. area being developed by M/S Anthem Yashkirti Infracity P 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:

- M/s/ Anuj Agarwal Architects as Architect
- M/s/ Keen Associates Pvt. Ltd as Structural Consultant
- M/s WAC Engineers as MEP Consultant
- M/s/ Satish Kumar Sharma as General Manager

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.163.70 Cr (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.

Sanjeev Kumar Sharma
30/09/2021
SANJEEV KUMAR SHARMA
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IT Deptt. : CAT - 1/670/191/2017-18
Institute of Engineer : M-160146-0,
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4. The estimated actual cost incurred till date 30/09/2021 is calculated at Rs.92898631.50 (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. 154.44 Cr (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 A to D (4 Nos)

S.No.	Particulars	Amount	Unit
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1449665615	Rs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	92898631.5	Rs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	6.41	%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1356766984	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	6.41	%

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	Amount	Unit
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).	187384000	Rs
2	Cost incurred as on (based on the actual cost incurred as per records)	0	Rs
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)	187384000	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0	Rs
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	%

Balance cost to be incurred

Table A 4+Table B 4

1544150984

Signature of Engineer

Name: SANJEEV KUMAR SHARMA

Address: D-113, MAHENDRU ENCLAVE, DELHI-110009

Aadhar No.: 797872514329

PAN No.: APQPS9546E

Sanjeev Kumar Sharma
30/09/2021
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