

Sunil Kumar Jain

Chartered Engineer,
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148, Rishabh Vihar,
Delhi-110092

ENGINEERS CERTIFICATE

Form REG-II

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-19/01/2021

Subject:- Certificate of Percentage of Completion of Construction Work of 15 No. of Building(s)/ Towers namely A-3,4,5 & 6; B-1,2,3,4,5 & 6; C-4, 5, 6; L-1 & 2 of the **Phase-2** of the Project [**UPRERA PRJ2369**] situated on the Khasra No/Plotno.GH-05,Sector-121, Noida demarcated by its boundaries (latitude and longitude of the end points)28.36'10, 28.35'35 to the North to the 77.23'18, 77.23'30 East,Tehsil -Gautam Budha Nagar, Competent/ Development authority New Okhla Industrial Development Authority ,District Gautam Budha Nagar admeasuring 45,922 sq.mts. area being developed by **"IV County Pvt. Ltd."**.

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage of Completion Work for the 15 no.Building(s)/towers as mentioned above of Phase-2 of the Project being developed by Promoter "IV County Pvt. Ltd."

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a) M/s Confluence Consultancy Services as L.S. / Architect ;
 - b) M/s. Vintech Consultants as Structural Consultant;
 - c) M/s Pee Consultant as MEP Consultant;
 - d) Shri M.S. Bhardwaj 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 plans/information made available to us for the project under reference by the Promoter, Developer and 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. 715/-crore 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 31/12/2020 is calculated at Rs. 705.59 crore [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. 9.41 crore 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 :-

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Table "A"

(For Towers 'A-3,4,5 & 6; B-1,2,3,4,5 & 6; C-4, 5, 6; L-1 & 2- UPRERAPRJ2369)

S.No.	Particulars	Amount (In crores)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 572.00
2	Cost incurred as on date-31/12/20 (Based on estimated cost)	Rs. 571.60
3	Work done in percentage (As percentage of original estimated cost)	99.93 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 0.40
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]	99.93 %

Table- "B"

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

S.No.	Particulars	Amount (In crores)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 143.00
2	Cost incurred as on date-31/12/20 (Based on estimated cost)	Rs. 133.99
3	Work done in percentage (As percentage of original estimated cost)	93.70%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 9.01
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]	93.70%

This is issued on specific request of the Promoter M/s IV County Pvt. Ltd. for UPRERA Compliance & based on information/ drawings made available to us.