

Ref:- SG/2024-25/Q1

Dated:12<sup>th</sup> Jul, 2024

FORM-R

**ENGINEER'S CERTIFICATE**  
**(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)**

Certificate of Percentage of Completion of Construction Work of **Pious Orchards** (UPRERA: **UPRERAPRJ183246**) for Construction of project situated on Plot No.SC 02/ J&K, Sector 150, Noida demarcated by its boundaries 28°25'6.96"N, 77°29'32.22"E to the North 28°24'57.91"N, 77°29'26.55"E to the South 28°25'3.47"N, 77°29'36.07"E to the East 28°25'0.19"N, 77°29'24.18"E village NA, Competent Authority/Development Authority NOIDA, District Gautam Budh Nagar , PIN 201301, admeasuring 37672.89 sq. meter area, being developed by **Homekraft Infra Private Ltd.**

I **Madan Lal** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Building(s)/ 11 Block/ Tower (s) of Phase **Pious Orchards** of the Project, situated on the Khasra No/ Plot no GH-02A, Sector-10, Greater Noida, UP, of village NA tehsil competent/ development authority Greater Noida, District Gautam Buddha Nagar, PIN 201301 admeasuring 37,672.89 sq. mts. area being developed by **Homekraft Infra Private 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) Shri Vibhor Mukul Singh/LS - as Architect
  - (ii) M/s CE CON ENGG - as Structural Consultant
  - (iii) M/s Paradise Consultant as MEP Consultant
  - (iv) Shri Sajal 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 Rs. **388.97 Crores** (Total of S.No. 1 in Tables {A T1 to T12 for all towers & Commercial, Club & Misc.} 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.

**HomeKraft Infra Private Limited**

Corp. Off.: ATS Tower, Plot No. 16, 2nd Floor, Sector 135, Noida-201305  
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CIN: U70200DL2017PTC314287

4. The estimated actual cost incurred till 30th, June 2024 is calculated at **Rs. 153.33** (i.e., Rs. 153.33 crores on construction work of T1 to T10 for all towers & Commercial, Club & Misc. {Total of S. No. 2 in Tables A} and Table 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. 388.97 crores.** (Total of S. No. 4 in Tables A {T1 to T10 {for all towers & Commercial, Club & Misc.} and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st, Mar 2024 date is as given in Tables A and B below:

| Table A1<br>Building/Wing/Tower bearing Number T1 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost) | Rs (Cr.) | 25.87  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 25.52  |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 98.65  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 0.35   |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 98.65  |

| Table A2<br>Building/Wing/Tower bearing Number T2 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 25.87  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 25.20  |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 97.41  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 0.66   |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 97.41  |



| Table A3<br>Building/Wing/Tower bearing Number T3 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 34.52  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 29.76  |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 86.22  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 4.75   |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 86.22  |

| Table A<br>Building/Wing/Tower bearing Number T4 |                                                                                                                                              |          |        |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                            | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 34.52  |
| 2                                                | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 22.77  |
| 3                                                | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 65.96  |
| 4                                                | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 11.75  |
| 5                                                | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 65.96  |

| Table A5<br>Building/Wing/Tower bearing Number T5 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 33.43  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 10.70  |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 32.01  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 22.73  |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 22.73  |

| Table A6<br>Building/Wing/Tower bearing Number T6 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost) | Rs (Cr.) | 33.43  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 7.53   |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 22.52  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 25.90  |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 22.52  |

| Table A7<br>Building/Wing/Tower bearing Number T7 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost) | Rs (Cr.) | 33.43  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 5.47   |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 16.36  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 27.96  |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 16.36  |

| Table A8<br>Building/Wing/Tower bearing Number T8 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 25.06  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 5.62   |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 22.43  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 19.44  |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 22.43  |



| Table A9<br>Building/Wing/Tower bearing Number T9 |                                                                                                                                              |          |        |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                             | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 25.06  |
| 2                                                 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 9.10   |
| 3                                                 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 36.30  |
| 4                                                 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 15.96  |
| 5                                                 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 36.30  |

| Table A10<br>Building/Wing/Tower bearing Number T10 |                                                                                                                                              |          |        |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                               | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 25.06  |
| 2                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 11.68  |
| 3                                                   | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 46.60  |
| 4                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 13.38  |
| 5                                                   | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 0      |
| 6                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100)                 | %        | 46.60  |

| Table A11<br>Building/Wing/Tower called Club |                                                                                                                                              |          |        |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                        | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                            | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 5.28   |
| 2                                            | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 0      |
| 3                                            | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 0      |
| 4                                            | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 5.28   |

|   |                                                                                                                              |          |   |
|---|------------------------------------------------------------------------------------------------------------------------------|----------|---|
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                     | Rs (Cr.) | 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 |

| <b>Table A12</b><br><b>Building/Wing/Tower called Commercial</b> |                                                                                                                                              |          |        |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                                            | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                                | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 0.78   |
| 2                                                                | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 0      |
| 3                                                                | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 0      |
| 4                                                                | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 0.78   |
| 5                                                                | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 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      |

| <b>Table A 13</b><br><b>Building/Wing/Tower .... Misc (including basement)</b> |                                                                                                                                              |          |        |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| S.No.                                                                          | Particulars                                                                                                                                  | Unit     | Amount |
| 1                                                                              | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs (Cr.) | 0.60   |
| 2                                                                              | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Cr.) | 0      |
| 3                                                                              | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | %        | 0      |
| 4                                                                              | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Cr.) | 0.60   |
| 5                                                                              | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Cr.) | 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      |

| Table B<br>Internal & External Development works including basement, podium etc. |                                                                                                                                                                                                                       |          |         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| S.No.                                                                            | Particulars                                                                                                                                                                                                           | Unit     | 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). | Rs (Cr.) | 86.05   |
| 2                                                                                | Cost incurred as on_(based on the actual cost incurred as per records)                                                                                                                                                | Rs (Cr.) | 0       |
| 3                                                                                | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                                                                                          | %        | 0       |
| 4                                                                                | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | Rs (Cr.) | 86.05   |
| 5                                                                                | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | Rs (Cr.) | 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       |

Signature of Engineer

Name : Madan Lal

Address : JP AMAN N-02/207, Sector – 151, Noida - 201310

Aadhar No. : 949531592067

PAN : AEHPL5255KSS