

**SANDEEP GOEL**

B.E. (CIVIL) AMIE, M.E. (CIVIL)  
LL.B, Ch. Eng (I), F.I.V., MRICS

Govt. Regd. Valuer, Income Tax & IBBI  
Project Management Consultants,  
Chartered Engineer, Quantity Surveyors,  
Accredited by RICS.



Ref:- SG/2021- 2022 /R – 159

Dated: 20<sup>th</sup> October, 2021

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 **MCC Signature Heights** No. of Building(s)/ 4 Block(s) of the **First Phase** of the Project [UPRERA Registration Number - UPRERAPRJ3133] situated on the Khasra No/ Plot no 976,977 & 981, Rajnagar Extension, Ghaziabad. Demarcated by its boundaries (latitude and longitude of the end points) : Latitude : 28°42'10.80" & Longitude 77°25'13.01" to the North, Latitude : 28°42'05.65" & Longitude 77°25'12.53" to the South, Latitude : 28°42'09.92" & Longitude 77°25'14.80" to the East, Latitude : 28°42'07.19" & Longitude 77°25'09.77" to the West of village Noor Nagar, Tehsil - Ghaziabad, Competent/ Development authority - Ghaziabad Development Authority, District Ghaziabad, PIN - 201017 admeasuring 14178.98 sq.mts. area being developed by **Annika Promoters Private Limited**.

I, Sandeep Goel has undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the MCC Signature Heights Building(s)/4 Block/ Tower (s) of First Phase of the Project, situated on the Khasra No/ Plot no 976,977 & 981, Rajnagar Extension, Ghaziabad tehsil Ghaziabad competent/ development authority Ghaziabad Development Authority District Ghaziabad PIN 201017 admeasuring 14178.98 sq.mts. area being developed by Annika Promoters Private Limited.

**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 Saha and Associates - as Architect
- (ii) M/s Desman Engineering and Construction Management as Structural Consultant
- (iii) M/s Krim Engineering Services Private Limited as MEP Consultant -as MEP Consultant
- (iv) Shri Ajay Singhal - 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. 76,34,73,409/- (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 actual cost incurred till 30.09.2021 is calculated at Rs. 76,08,16,764/- (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. 26,56,645/- (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 date is as given in Tables A and B below:

| <b>Table A</b><br><b>Building/Wing/Tower bearing Number T-1, T-2, T-3 &amp; T-7 or called Phase-1</b> |                                                                                                                                              |               |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| S.No.                                                                                                 | Particulars                                                                                                                                  | Amounts (Rs.) |
| 1                                                                                                     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 62,63,77,494  |
| 2                                                                                                     | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | 62,63,77,494  |
| 3                                                                                                     | Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100 / 2)$                                                 | 100%          |
| 4                                                                                                     | Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$                                                                                | 0             |
| 5                                                                                                     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | --            |
| 6                                                                                                     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(2 \times 100) / (1+5)$                                | 100%          |





| <b>Table B</b><br><b>Internal &amp; External Development works and common amenities</b> |                                                                                                                                                                                                                       |               |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Sl. No.                                                                                 | Particulars                                                                                                                                                                                                           | Amounts (Rs.) |
| 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). | 13,70,95,915  |
| 2                                                                                       | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | 13,44,39,270  |
| 3                                                                                       | Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100 / 2)$                                                                                                                                   | 98.06 %       |
| 4                                                                                       | Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$                                                                                                                                                         | 26,56,645     |
| 5                                                                                       | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | --            |
| 6                                                                                       | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$                                                                                                         | 98.06 %       |

Signature of Engineer

Name : Sandeep Goel

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of Authority : Institution of Engineers (INDIA)

