

ENGINEER'S CERTIFICATE

Quarter: OCT-DEC' 2022

Sub.: Certificate of Percentage of Completion of Construction Work of Mirage Tower 1, 2 & 3 No. of Building(s)/ 3 Block(s) of the Phase-I of the Project UPRERAPRJ3142 situated on the Khasra No/ Plot no GH-F3, Sector -25 SDZ, Jaypee Sports City, Greater Noida Demarcated by its boundaries (latitude and longitude of the end points) 28.347207, 77.522626 to the North 8.345825, 77.523798 to the South 28.346953, 77.524733 to the East 28.346266, 77.521959 to the West of village Sector -25 SDZ, Jaypee Sports City Competent/ Development authority Yamuna Expressway Development Authority, GREATER NOIDA District GAUTAM BHUD NAGAR PIN-201301 admeasuring 20234.37 sq.mts. area being developed by Imperia Structures Limited.

I/We **Ashok Kumar Kukreja** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of **Mirage Tower 1, 2 & 3** the Building(s)/ 3 Block / Tower(s) of Phase I of the Project, situated on the Khasra No/ Plot no **GH-F3** Of village **Sector -25 SDZ, Jaypee Sports City** tehsil **GREATER NOIDA** competent / development authority **Yamuna Expressway Development Authority, GREATER NOIDA** District **Gautam Buddha Nagar** PIN **201301** admeasuring **20234.37** sq.mts. area being developed by **Imperia Structures 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/Shri/Smt **Kulmeet Shangari** as Architect
 - ii. M/s/Shri/Smt **Pankaj Goel** as Structural Consultant
 - iii. M/s/Shri/Smt **Mukesh Hasija** as MEP Consultant
 - iv. M/s/Shri/Smt **Ashok Kukreja** 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. 123.16 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,

For Imperia Structures Limited

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**Imperia Structures Ltd.** (ISO 9001:2015 Certified)

A-25, Mohan Co-operative Industrial Estate, New Delhi - 110044



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CIN No.: U45400DL2010PLC198791

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 date **31ST DECEMBER 2022** is calculated at Rs. **27.2799 Cr** (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. 95.8801 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 **31/12/2022** date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number ___ or called **MIRAGE PH-1** be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 85.44 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 27.2799 Cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	31.93%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 58.1601 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	31.93%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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	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	Rs 37.72 Cr.



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	Competent Authority (based on the original Estimated Cost).	
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0
3	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 37.72 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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%
(Enclose separate sheet for the cost calculations)		

SUMMARY

S.No.	Particulars	AMOUNT
1	Total Estimated cost of the building including Civil +Interior+External development (Table A , S.No. 1 + Table B, S.No. 1) as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 123.16 Cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records) including Civil +Interior+ External development (Table A , S. No. 2 + Table B, S. No. 2)	Rs 27.2799 Cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2) including Civil +Interior+ External development	22.15%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2) including Civil +Interior+ External development	Rs 95.880 Cr

Signature of Engineer Name: Ashok Kumar Kukreja

Address: A-25, M.C.I.E, New Delhi-110044

Aadhar No. 4878 6613 2477

PAN No. AAZPK1006F

For Imperia Structures Limited

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Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost).

ENGINEER'S CERTIFICATE

Quarter: OCT-DEC' 2022

Sub.: Certificate of Percentage of Completion of Construction Work of **Mirage Tower 4, 5 & 6** No. of Building(s)/ **3** Block(s) of the **Phase-II** of the Project **UPRERAPRJ4008** situated on the Khasra No/ Plot no **GH-F3, Sector -25 SDZ, Jaypee Sports City, Greater Noida** Demarcated by its boundaries (latitude and longitude of the end points) **28.347207, 77.522626** to the North **28.345825, 77.523798** to the South **28.346953, 77.524733** to the East **28.346266, 77.521959** to the West of village **Sector -25 SDZ, Jaypee Sports City** Competent/ Development authority **Yamuna Expressway Development Authority, GREATER NOIDA District GAUTAM BHUD NAGAR PIN-201301** admeasuring **20234.37 sq.mts.** area being developed by **Imperia Structures Limited.**

I/We **Ashok Kumar Kukreja** have undertaken assignment as **Project Engineer** for certifying Percentage of Completion Work of **Mirage Tower 4, 5 & 6** the Building(s)/ **3** Block / Tower(s) of **Phase II** of the Project, situated on the Khasra No/ Plot no **GH-F3** Of village **Sector -25 SDZ, Jaypee Sports City** tehsil **GREATER NOIDA** competent / development authority **Yamuna Expressway Development Authority, GREATER NOIDA District Gautam Buddha Nagar PIN 201301** admeasuring **20234.37 sq.mts.** area being developed by **Imperia Structures 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.

- Following technical professionals were consulted by me for verification /for certification of the cost:
 - M/s/Shri/Smt **Kulmeet Shangari** as Architect
 - M/s/Shri/Smt **Pankaj Goel** as Structural Consultant
 - M/s/Shri/Smt **Mukesh Hasija** as MEP Consultant
 - M/s/Shri/Smt **Ashok Kukreja** as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as **Rs. 125.69 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.
- The estimated actual cost incurred till date **31ST DECEMBER 2022** is calculated at Rs. **ZERO** (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.

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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. 125.69 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 **31ST DECEMBER 2022** date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number____ or called **MIRAGE PH-II** be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 87.19 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 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 87.19 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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	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 38.5 Cr.
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0

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3	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 38.5 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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%
(Enclose separate sheet for the cost calculations)		

SUMMARY

S.No.	Particulars	AMOUNT
1	Total Estimated cost of the building including Civil +Interior+ External development (Table A , S.No. 1 + Table B, S.No. 1) as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 125.69 Cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records) including Civil +Interior+ External development (Table A , S. No. 2 + Table B, S. No. 2)	Rs 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2) including Civil +Interior+ External development	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2) including Civil +Interior+ External development	Rs 125.69 Cr

Signature of Engineer Name: Ashok Kumar Kukreja

Address: A-25, M.C.I.E, New Delhi-110044

Aadhar No. 4878 6613 2477

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Annexure A

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List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost).