

ENGINEER'S CERTIFICATE

FORM-R
Dt: 13.01.2024

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

Subject: Certificate of Percentage of Completion of Construction Work of PHASE, EROS SAMPOORNAM-2 No. of Building(s) / 6 Towers of the project (UPRERA Registration number PRJ301564) situated on the Khasra No./Plot no. GH-01, Sector-2 Demarcated by its boundaries (latitude and longitude of the end points) 28°35'25" N (28.59027778) 77°27'25" E (77.45694444) to the North 28°35'24" N (28.59000000) 77°27'30" E (77.45833333) to the West of village Patwari Noida, Tehsil Gautam Budh Nagar, Competent / Development authority GNIDA, District Gautam Budh Nagar, PIN 201305 admeasuring 13,534 sq.mts. area being developed by M/s Ajay Enterprises Pvt. Ltd.

I **Er. Sanjeev Kumar**, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **EROS SAMPOORNAM - 2** Building(s) / 6 Towers, of the Project, situated on the Khasra No. / Plot no. GH-01, Sector-2, of village Patwari Noida, Tehsil Gautam Budh Nagar, competent / development authority GNIDA, District Gautam Budh Nagar, PIN 201305 admeasuring 13,534 sq. mts. area being developed by M/s Ajay Enterprises Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred as 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 NATIONAL ARCHITECTS & ENGINEERS as L.S. / Architect;
- (ii) M/s MANISH CONSULTANTS as Structural Consultant
- (iii) M/s CONSUMMATE ENGINEERING SERVICES (P) LTD. As MEP Consultant
- (iv) Shri PUSHA KAR JEE as Site Supervisor

2. The project is to start 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. 200.48 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.

4. The estimated actual cost incurred till date 31/12/2023 is calculated at **Rs. 98.89 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. 101.59 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 31/12/2023 date is as given in Tables A and B below:

Signature of Engineer 

Name :- **Sanjeev Kumar**

Address :- **H. NO.- 637, Krishna Nagar (Meerut Road), Ghaziabad**

Aadhar No.:- **5816 5829 0675**

PAN No.:- **CAAPK 5791 G**

Table A (Eros Sampoornam - 2)

Building / Wing/ Tower bearing Number _____ or called _____

(To 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	Unit	Towers					
			Y 15	B 4	G 7	A 3	H 3	Y12
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Lacs	1,888	2,593	3,733	2,979	2,022	1,884
2	Cost incurred as on Date *Based on the actual cost incurred as per records)	Lacs	904	1,355	1,682	1,472	967	996
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	47.91	52.27	45.05	49.43	47.82	52.87
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lacs	984	1238	2051	1507	1055	888
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)	Lacs						
6	Work done in percentage (as percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	%						
(Enclosed separate sheets for the cost calculations for each unit / building or tower)								

Signature of Engineer : *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *H.No.-637, Krishna Nagar (Meerut Road) , Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *COAPK 5191G*

Table A1 - Eros Sampoornam-2

TOWER Y15

S. NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	843
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	27
	TOTAL (in Lacs)		870
5	Labor cess	Lacs	7.66
6	Project Overhead	Lacs	26.83
	G TOTAL (in Lacs)		904

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address : *H.No-637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191G*

Table A2- Eros Sampooranam-2

TOWER B-4

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1274
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	29
	Total (in Lacs)		1303
5	Labor cess	Lacs	11.47
6	Project Overhead	Lacs	40.77
	G TOTAL (in Lacs)		1355

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address :- *H. NO.-637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191 G*

Table A3 - Eros Sampooram-2

TOWER G-7

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1575
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	42
	Total (in Lacs)		1617
5	Labor cess	Lacs	14.23
6	Project Overhead	Lacs	50.46
	G TOTAL (in Lacs)		1682

Signature of Engineer

Name :- Sanjeev Kumar

Address :- H.NO. - 637, Krishna Nagar (Meerut Road), Ghaziabad

Aadhar No.:- 5816 5829 0675

PAN No.:- CGAPK 5191 G

Table A4 - Eros Sampoornam-2

TOWER A 3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1375
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	41
	Total (in Lacs)		1416
	Labor cess	Lacs	12.46
5	Project Overhead	Lacs	43.99
6	G TOTAL (in Lacs)		1472

Signature of Engineer *Sanjeer*

Name :- *Sanjeer Kumar*

Address :- *H. NO.- 637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *C&APK 5191G*

Table A5 - Eros Sampoonam-2

TOWER H 3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	900
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	30
	Total (in Lacs)		930
5	Labor cess	Lacs	8.18
6	Project Overhead	Lacs	28.69
	G TOTAL (in Lacs)		967

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address :- *H.NO.-637, Krishna Nagar (Meerut Road), Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CSAPK 5191 G*

Table A6 - Eros Sampooram-2

TOWER Y12

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	917
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	41
	Total (in Lacs)		958
5	Labor cess	Lacs	8.43
6	Project Overhead	Lacs	29.61
	G TOTAL (in Lacs)		996

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *H.No.- 637, Krishna Nagar (Meesur Road), Githazibad*

Aadhar No.:- *58165829 0675*

PAN No.:- *CGAPK 5191G*

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 (in Lakh)
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).	4949
2	Cost incurred as on (based on the actual cost incurred as per records)	2512
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	51%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2437
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(Row 2 + Row 5) / (Row 1 + Row 5) * 100)	
(Enclosed separate sheet for the cost calculations)		

Signature of Engineer *Sanjeev*
Name :- *Sanjeev Kumar*
Address :- *H.No.-637, Krishna Nagar (Meerut Road), Ghaziabad*
Aadhar No.:- *5816 5829 0675*
PAN No.:- *CSAPK 5191 G*

Annexure A

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

Table B1 - Eros Sampoornam 2

(Basement, Internal & External Development works, Services)

Eros Sampoornam 2

S No.	ACTIVITY	UNIT	AMOUNT (INR) Incl. GST
1	Basement - Non Tower Area	Lacs	1376
2	External Development	Lacs	203
3	Electrical work	Lacs	265
4	DG Set	Lacs	164
5	Plumbing & Fire Protection System	Lacs	214
6	Ventilation System	Lacs	175
7	Rain Water Harvesting	Lacs	18
8	RO System	Lacs	0
9	CCTV & Boom barrier	Lacs	0
10	OWC	Lacs	0
	TOTAL		2415
11	Labor Cess		21.25
12	Project Overhead		75.63
	G TOTAL		2512

Signature of Engineer *Sanjeer*

Name :- *Sanjeer Kumar*

Address :- *H.NO.- 637, Krishna Nagar (Meesur Road),
Ghaziabad*

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PAN No.:- *CGAPK 5191 G*