

ENGINEER'S CERTIFICATE

FORM-R
Dt: 19.01.2023

(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 PHASE 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 Greater Noida 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 PUSHAKAR 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. 177.59 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 31/12/2022 is calculated at **Rs. 61.53 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. 116.06 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:

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *H.No.- 637, Krishna Nagar Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191 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 crores/ Lakhs	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)	Lakhs	1916	2792	4039	3304	1934	1916
2	Cost incurred as on Date *Based on the actual cost incurred as per records)	Lakhs	802.98	896.11	1350.78	1070.71	896.05	921.74
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	41.91	32.10	33.44	32.41	46.33	48.11
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lakhs	1113.016	1895.89	2688.22	2233.29	1037.95	994.26
5	Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)	Lakhs	0	0	0	0	0	0
6	Work done in percentage (as percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	%	41.91	32.10	33.44	32.41	46.33	48.11

(Enclosed separate sheets for the cost calculations for each unit / building or tower)

Signature of Engineer :

Sanjeer

Name :- *Sanjeer Kumar*

Address :- *H.No - 637, Krishna Nagar Ghatiaabad*

Aadhar No.:- *58165889 0675*

PAN No.:-

CSAPK 5191 G

Eros Sampoonam-2

TOWER Y15

Table A1

Dt: 19.01.2023

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Tower Structure	Sft.	63,154	364.00
2	Extended Basement Structure	Sft.	11,632	349.00
3	Brickwork	Sft.	63,154	44.87
4	Finishing	Sft.	63,154	0.00
5	Services	Sft.	63,154	14.23
	Total Amount (in Lakh)			772.10
	Project Overhead	L.S.		30.88
	TOTAL (in Lakh)			802.98

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

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Meerut Road, Ghaziabad

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Eros Sampoornam-2

TOWER B-4

Table A2

Dt: 19.01.2023

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Tower Structure	Sft.	95,809	367.00
2	Extended Basement Structure	Sft.	19,152	449.00
3	Brickwork	Sft.	95,809	33.07
4	Finishing	Sft.	95,809	0.00
5	Services	Sft.	95,809	12.57
	Total Amount (in Lakh)			861.64
	Project Overhead	L.S.		34.47
	TOTAL (in Lakh)			896.11

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

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

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Eros Sampooranam-2

TOWER G-7

Table A3

Dt: 19.01.2023

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Tower Structure	Sft.	1,33,493	746.00
2	Extended Basement Structure	Sft.	27,689	525.00
3	Brickwork	Sft.	1,33,493	0.00
4	Finishing	Sft.	1,33,493	0.00
5	Services	Sft.	1,33,493	27.83
	Total Amount (in Lakh)			1298.83
	Project Overhead	L.S.		51.95
	TOTAL (in Lakh)			1350.78

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- H No - 637, Krishna Nagar
Mecant Road, Aligarh

Aadhar No.:- 5816 5829 0675

PAN No.:- *CQAPK 5191G*

Eros Sampooranam-2

TOWER A 3

Table A4

Dt: 19.01.2023

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Tower Structure	Sft.	1,09,061	451.00
2	Extended Basement Structure	Sft.	23,446	502.00
3	Brickwork	Sft.	1,09,061	57.19
4	Finishing	Sft.	1,09,061	0.00
5	Services	Sft.	1,09,061	19.34
	Total Amount (in Lakh)			1029.53
	Project Overhead	L.S.		41.18
	TOTAL (in Lakh)			1070.71

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191 G*

Eros Sampooranam-2

TOWER H 3

Table A5

Dt: 19.01.2023

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Tower Structure	Sft.	63,677	431.00
2	Structure Extended Basement	Sft.	12,524	348.00
3	Brickwork	Sft.	63,677	65.64
4	Finishing	Sft.	63,677	0.00
5	Services	Sft.	63,677	16.95
	Total Amount (in Lakh)			861.59
	Project Overhead	L.S.		34.46
	TOTAL (in Lakh)			896.05

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

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Mehar Road, Ghaziabad

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Eros Sampoonam-2

TOWER Y12

Table A6

Dt: 19.01.2023

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Tower Structure	Sft.	63,154	475.00
2	Extended Basement Structure	Sft.	11,632	327.00
3	Brickwork	Sft.	63,154	65.82
4	Finishing	Sft.	63,154	0.00
5	Services	Sft.	63,154	18.47
	Total Amount (in Lakh)			886.29
	Project Overhead	L.S.		35.45
	TOTAL (in Lakh)			921.74

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

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Misc. Activity (External Development works)

Table B1

Eros Sampooranam - 2

Dt: 19.01.2023

S.NO	Activity		Part-4B
1	Drain & Parks, Water proofing, Play equipment	Lakh	
2	Basement SWR, Pump House Equipment	Lakh	50.31
3	External Sewerage, Drainage & Water supply,	Lakh	10.30
4	Fire Fighting	Lakh	73.05
5	External electrification & Street Lighting	Lakh	80.84
6	Ventilation, HVAC works	Lakh	
7	Road work, Boom barrier, RWH	Lakh	
8	Footpath	Lakh	
9	Tree planting	Lakh	
	Total Amount (in Lakh)	Lakh	214.50
	Labour Cess	Lakh	
	TOTAL (in Lakh)	Lakh	214.50

Signature of Engineer *Sanjeev*Name :- *Sanjeev Kumar*Address :- H.No.-637, Krishna Nagar
Meerut Road, Ghaziabad

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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).	1858.00
2	Cost incurred as on (based on the actual cost incurred as per records)	214.50
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	12%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1643.50
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional / Extra items(Row 2 + Row 5) / (Row 1 + Row 5) * 100)	12%
(Enclosed separate sheet for the cost calculations)		

Signature of Engineer *Sanjeev*
 Name :- *Sanjeev Kumar*
 Address :- *H. No.- 637, Krishna Nagar, Ghatiaabad*
 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)