

ENGINEER'S CERTIFICATE

FORM-R

Dt: 11.04.2025

(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 DHARMENDER KUMAR 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 **31/03/2025** is calculated at **Rs. 131.27 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. 69.21Cr.** (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 **31/03/2025** 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.:- **CBAPK5191G**

Table A (Eros Sampooranam - 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	1,334	1,687	2,232	2,076	1,363	1,423
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	70.64	65.05	59.80	69.68	67.41	75.55
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lacs	554	906	1501	903	659	461
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)								

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

Signature of Engineer :

Name :- *Sanjeev Kumar*

Address :- *H.No.- 537, Krishna Nagar Meenut Road, Ghazipur*

Aadhar No.:- *5816 5829 0575*

PAN No.:-

CQAPK5D1G

Table A1 - Eros Sampooranam-2

TOWER Y15

S. NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1143
2	Interior	Lacs	0
3	Façade	Lacs	30
4	MEP	Lacs	110
	TOTAL (in Lacs)		1283
5	Labor cess	Lacs	11.29
6	Project Overhead	Lacs	39.56
	G TOTAL (in Lacs)		1334

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

Address : *H. no. - 637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *COPAK5191G*

Table A2- Eros Sampoornam-2

TOWER B-4

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1510
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	111
	Total (in Lacs)		1622
5	Labor cess	Lacs	14.27
6	Project Overhead	Lacs	50.74
	G TOTAL (in Lacs)		1687

Signature of Engineer

Name :- *Sanjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK5191G*

Table A3 - Eros Sampoornam-2

TOWER G-7

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	2068
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	78
	Total (in Lacs)		2147
5	Labor cess	Lacs	18.89
6	Project Overhead	Lacs	66.99
	G TOTAL (in Lacs)		2232

Signature of Engineer

Name :- *Sarjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CQAPK 5191G*

Table A4 - Eros Sampoonam-2

TOWER A 3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1861
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	135
	Total (in Lacs)		1996
	Labor cess	Lacs	17.57
5	Project Overhead	Lacs	62.01
6	G TOTAL (in Lacs)		2076

Signature of Engineer

Sanjeev

Name :-

Sanjeev Kumar

Address :-

H. NO.- 637, Krishna Nagar Meerut Road, Ghaziabad

Aadhar No.:-

5816 5829 0675

PAN No.:-

C G A P K 5191 G

Table A5 - Eros Sampooram-2

TOWER H 3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1196
2	Interior	Lacs	0
3	Façade	Lacs	5
4	MEP	Lacs	110
	Total (in Lacs)		1311
5	Labor cess	Lacs	11.54
6	Project Overhead	Lacs	40.44
	G TOTAL (in Lacs)		1363

Signature of Engineer

Sanjeev

Name :-

Sanjeev Kumar

Address :-

H.No.- 637, Krishna Nagar Meerut Road, Ghaziabad

Aadhar No.:-

5865829 0675

PAN No.:-

C9APK 5191 G

Table A6 - Eros Sampooram-2

TOWER Y12

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1218
2	Interior	Lacs	0
3	Façade	Lacs	45
4	MEP	Lacs	106
	Total (in Lacs)		1369
5	Labor cess	Lacs	12.05
6	Project Overhead	Lacs	42.31
	G TOTAL (in Lacs)		1423

Signature of Engineer

Sanjeev

Name :- *Sanjeev Kumar*

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

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CDAPK5191G*

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)	3012
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	61%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1937
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)		

Sanjeev

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *H.No.- 637, Krishna Nagar Meesut Road, Gharisabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:-

CGAPK 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)
1	Basement - Non Tower Area	Lacs	1203
2	External Development	Lacs	407
3	Electrical work	Lacs	561
4	DG Set	Lacs	180
5	Plumbing & Fire Protection System	Lacs	300
6	Ventilation System	Lacs	221
7	Rain Water Harvesting	Lacs	22
8	RO System	Lacs	0
9	CCTV & Boom barrier	Lacs	0
10	OWC	Lacs	0
	TOTAL		2895
11	Labor Cess		25.48
12	Project Overhead		90.67
	G TOTAL		3012

Signature of Engineer

Name :- *Sanjeev Kumar*

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

Aadhar No.:- 5816 5829 0675

PAN No.:- *CGAPK5191G*