

ENGINEER'S CERTIFICATE

FORM-R

Dt: 07.07.2025

(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.

- Following technical professionals were consulted by me for verification / for certification of the cost:
 - M/s NATIONAL ARCHITECTS & ENGINEERS as L.S. / Architect;
 - M/s MANISH CONSULTANTS as Structural Consultant
 - M/s CONSUMMATE ENGINEERING SERVICES (P) LTD. As MEP Consultant
 - Shri DHARMENDER KUMAR as Site Supervisor
- 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.
- 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.
- The estimated actual cost incurred till date 30/06/2025 is calculated at Rs. 142.82 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.
- 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. 57.66 Cr. (Total of S. No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30/06/2025 date is as given in Tables A and B below:

Signature of Engineer Sanjeev

Name :- Sanjeev Kumar

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

Aadhar No.:- 5816 5829 0675

PAN No.:- CGAPK5191G

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	1,504	1,845	2,494	2,235	1,553	1,488
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	79.66	71.15	66.80	75.01	76.83	78.96
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lacs	384	748	1239	744	469	396
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)								

Sarjeen

Signature of Engineer :

Name :- Sarjeen Kumar

Address :- 637, Krishna Nagar Meenakshi Road, Garziabad

Aadhar No.:- 5816 5829 0675

PAN No.:- CGAPK5191G

Table A1 - Eros Sampoornam-2

TOWER Y15

S. NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1251
2	Interior	Lacs	0
3	Façade	Lacs	76
4	MEP	Lacs	119
	TOTAL (in Lacs)		1447
5	Labor cess	Lacs	12.73
6	Project Overhead	Lacs	44.61
	G TOTAL (in Lacs)		1504

Signature of Engineer

Sanjeev

Name :-

Sanjeev Kumar

Address :

637, Krishna Nagar Meerut road, Ghaziabad

Aadhar No.:-

5816 5829 0675

PAN No.:-

CGRPK 5191 G

Table A2- Eros Sampooranam-2

TOWER B-4

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1642
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	132
	Total (in Lacs)		1774
5	Labor cess	Lacs	15.61
6	Project Overhead	Lacs	55.50
	G TOTAL (in Lacs)		1845

Signature of Engineer *Sanjeev*

Name :- *Sanjeev Kumar*

Address :- *637, Krishna Nagar Meesaut road, Ghatiaabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CDAPK 5191G*

Table A3 - Eros Sampoonam-2

TOWER G-7

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	2293
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	105
	Total (in Lacs)		2398
5	Labor cess	Lacs	21.10
6	Project Overhead	Lacs	74.82
	G TOTAL (in Lacs)		2494

Sanjeen

Signature of Engineer

Name :- *Sanjeen Kumar*

Address :- *637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *C9APK 5191 G*

Table A4 - Eros Sampooranam-2

TOWER A 3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1987
2	Interior	Lacs	0
3	Façade	Lacs	0
4	MEP	Lacs	162
	Total (in Lacs)		2149
	Labor cess	Lacs	18.91
5	Project Overhead	Lacs	66.75
6	G TOTAL (in Lacs)		2235

Signature of Engineer

Name :- *Sanjeev Kumar*

Address :- *637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK 5191G*

Table A5 - Eros Sampoonam-2

TOWER H 3

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1336
2	Interior	Lacs	0
3	Façade	Lacs	41
4	MEP	Lacs	117
	Total (in Lacs)		1494
5	Labor cess	Lacs	13.15
6	Project Overhead	Lacs	46.09
	G TOTAL (in Lacs)		1553

Signature of Engineer

Sanjeer

Name :-

Sanjeer Kumar

Address :-

637, Krishna Nagar Meenut road, Ghaziabad

Aadhar No.:-

5816 5829 0675

PAN No.:-

GAAPK5191G

Table A6 - Eros Sampoornam-2

TOWER Y12

S.NO	Activity	Unit	Amount (INR)
1	Civil & Finishing	Lacs	1263
2	Interior	Lacs	0
3	Façade	Lacs	50
4	MEP	Lacs	117
	Total (in Lacs)		1431
5	Labor cess	Lacs	12.59
6	Project Overhead	Lacs	44.22
	G TOTAL (in Lacs)		1488

Signature of Engineer

Sarjeer

Name :-

Sarjeer Kumar

Address :-

637, Krishna Nagar Main road, Ghaziabad

Aadhar No.:-

5816 5829 0675

PAN No.:-

CSAPK 5191 G

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)	3164
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	64%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1785
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)		

Sanjeet

Signature of Engineer

Name :- *Sanjeet Kumar*

Address :- *637, Krishna Nagar Meenut road, Ghaziabad*

Aadhar No.:- *5816 5829 0675*

PAN No.:- *CGAPK5191G*

Annexure A

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

Table B1 - Eros Sampooranam 2

(Basement, Internal & External Development works, Services)

Eros Sampooranam 2

S No.	ACTIVITY	UNIT	AMOUNT (INR)
1	Basement - Non Tower Area	Lacs	1203
2	External Development	Lacs	540
3	Electrical work	Lacs	568
4	DG Set	Lacs	180
5	Plumbing & Fire Protection System	Lacs	300
6	Ventilation System	Lacs	228
7	Rain Water Harvesting	Lacs	22
8	RO System	Lacs	0
9	CCTV & Boom barrier	Lacs	0
10	OWC	Lacs	0
	TOTAL		3042
11	Labor Cess		26.77
12	Project Overhead		95.25
	G TOTAL		3164

Signature of Engineer *Saijeen*

Name :- *Saijeen Kumar*

Address :- *637, Krishna Nagar Meerut road, Ghaziabad*

Aadhar No.:- *58165829 0675*

PAN No.:- *CSRPK 5191G*