

Er. VINEY KUMAR

Address: H.No. 331, Main Shyam Park, Sahibabad, Dist.- Gaziabad, Uttar Pradesh - 201005

Mob: 8920358432

ENGINEER'S CERTIFICATE

FORM-R

Dt: 12.04.2022

(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. VINEY 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 SANJAY MATHUR 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 31/03/2022 is calculated at Rs. 39.2767 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. 138.3133 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 31/03/2022 date is as given in Tables A and B below:

Signature of Engineer

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Aadhar No.:- 301740654753

PAN No.:- AHHPK7119A

Table A (Eros Sampooranam - 2)

(To be prepared separately for each Building / Wing/ Tower bearing Number _____ or called _____ Building / Wing/ Tower 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	525.71	655.58	970.88	737.90	488.63	548.97
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	27.44	23.48	24.04	22.33	25.27	28.65
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Lakhs	1390.29	2136.42	3068.12	2566.10	1445.37	1367.03
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)	%	27.44	23.48	24.04	22.33	25.27	28.65
(Enclosed separate sheets for the cost calculations for each unit / building or tower)								

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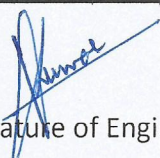
Eros Sampooram-2

TOWER Y15

Table A1

Dt: 12.04.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	63153.82	85.26
2	Tower Structure(Besement+podium+stilt)	Sft.	63153.82	350.95
3	Structure Extended Basement	Sft.	11632.20	69.57
4	Brickwork	Sft.	63153.82	
5	Finishing	Sft.	63153.82	
6	Services	Sft.	63153.82	
	Total Amount (in Lakh)			505.78
	Project Overhad	L.S.		19.93
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			525.71


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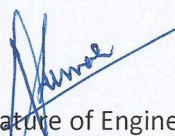
Eros Sampooranam-2

TOWER B-4

Table A2

Dt: 12.04.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	95809.20	137.70
2	Tower Structure(Besement+podium+stilt)	Sft.	95809.20	378.49
3	Structure Extended Basement	Sft.	19152.00	114.54
4	Brickwork	Sft.	95809.20	
5	Finishing	Sft.	95809.20	
6	Services	Sft.	95809.20	
	Total Amount (in Lakh)			630.73
	Project Overhad	L.S.		24.85
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			655.58


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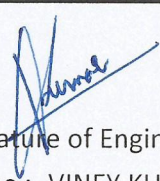
Eros Sampooranam-2

TOWER G-7

Table A3

Dt: 12.04.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	133492.68	207.65
2	Tower Structure(Besement+podium+stilt)	Sft.	133492.68	560.84
3	Structure Extended Basement	Sft.	27688.50	165.59
4	Brickwork	Sft.	133492.68	
5	Finishing	Sft.	133492.68	
6	Services	Sft.	133492.68	
	Total Amount (in Lakh)			934.08
	Project Overhad	L.S.		36.80
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			970.88


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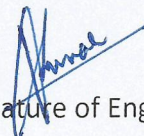
Eros Sampooram-2

TOWER A 3

Table A4

Dt: 12.04.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	109061.00	173.46
2	Tower Structure(Besement+podium+stilt)	Sft.	109061.00	396.25
3	Structure Extended Basement	Sft.	23446.40	140.22
4	Brickwork	Sft.	109061.00	
5	Finishing	Sft.	109061.00	
6	Services	Sft.	109061.00	
	Total Amount (in Lakh)			709.93
	Project Overhad	L.S.		27.97
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			737.90


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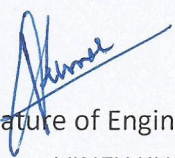
Eros Sampooranam-2

TOWER H 3

Table A5

Dt: 12.04.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	63677.0	82.98
2	Tower Structure(Besement+podium+stilt)	Sft.	63677.0	312.20
3	Structure Extended Basement	Sft.	12524.0	74.93
4	Brickwork	Sft.	63677.0	
5	Finishing	Sft.	63677.0	
6	Services	Sft.	63677.0	
	Total Amount (in Lakh)			470.11
	Project Overhad	L.S.		18.52
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			488.63


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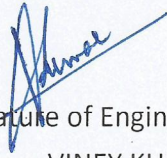
Eros Sampooram-2

TOWER Y12

Table A6

Dt: 12.04.2022

S.NO	Activity	Unit	Built-up Area	Amount in Lakh
1	Foundation works	Sft.	63153.82	84.51
2	Tower Structure(Besement+podium+stilt)	Sft.	63153.82	374.08
3	Structure Extended Basement	Sft.	11632.20	69.57
4	Brickwork	Sft.	63153.82	
5	Finishing	Sft.	63153.82	
6	Services	Sft.	63153.82	
	Total Amount (in Lakh)			528.16
	Project Overhad	L.S.		20.81
	Labour Cess	L.S.		
	Contingencies	L.S.		
	TOTAL (in Lakh)			548.97


Signature of Engineer

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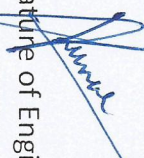
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Table B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

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
2	Cost incurred as on (based on the actual cost incurred as per records)	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)	1858
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)	0
(Enclosed separate sheet for the cost calculations)		

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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)

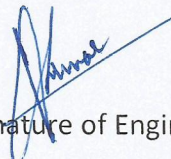
Misc. Activity (External Development works)

Table B1

Eros Sampooranam - 2

Dt: 12.04.2022

S.NO	Activity		Part-4B
1	Drain & Parks, Water proofing, Play equipment	Lakh	
2	Basement SWR, Pump House Equipment	Lakh	
3	External Sewerage, Drainage & Water supply,	Lakh	
4	Fire Fighting	Lakh	
5	External electrification & Street Lighting	Lakh	
6	Ventilation, HVAC works	Lakh	
7	Road work, Boom barrier, RWH	Lakh	
8	Footpath	Lakh	
9	Tree planting	Lakh	
	Total Amount (in Lakh)	Lakh	0.00
	Labour Cess	Lakh	
	Contingencies	L.S.	
	TOTAL (in Lakh)	Lakh	0.00


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