

Subject:

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

Certificate of Completion of Construction Work of **Ace Parkway No. of Building(s) / Elevation Tower(s) of the Phase of the Project Ace Parkway UPRERA PRJ4514** situated on the Kharsa No/ Plot no **SC-01/B-08 Sector 150 Noida**, Demarcated by its boundaries (latitude and longitude of the end points) **28°25'57.11"N to the North 28°25'47.99"E to the East 77°28'55.37"E to the East 77°28'55.24"E of Village Konelli, Baggar Tehsil, Gautam Buddha Nagar, Competent/ Development authority Noida District, Gautam Buddha Nagar, PIN 201301** admeasuring **45604** sq.mts. area being developed by **Ace Infra City Developers Pvt. Ltd.**

I/We **B.R. Singh** have undertaken assignment as **Project Engineer** of certifying Percentage of Completion Work of the **Ace Parkway Building(s) / Elevation Block/Tower(s)** of the Project, situated on the Kharsa No/ Plot no **SC-01/B-08 Sector 150 Noida of Village Konelli, Baggar Tehsil, Gautam Buddha Nagar, Competent/ development authority Noida District, Gautam Buddha Nagar, PIN 201301** admeasuring **45604** sq.mts. area being developed by **Ace Infra City Developers Pvt. Ltd.**

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on the construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- Mr/Shri/Smt. **Raj Kumar** as Architect;
- Mr/Shri/Smt. **Kamal Kumar Sahasrwal** as Structural Consultant
- Mr/Shri/Smt. **Anand Havela** as MEP Consultant
- Mr/Shri/Smt. **B.R. Singh** as Project Engineer

2. The project is still ongoing. 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. 389.43 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 Sept 2020** is calculated at **Rs. 166.13** CR (Total of S. No. 2 in Tables A and B and 5 of Table 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. 179.87 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 Sept 2020** date is as given in Tables A and B below:

Table A of Ace Parkway UPRERA PRJ4514

S.No.	Particulars	Unit	Tower-1	Tower-2	Tower-3	Tower-4	Tower-5	Tower-6	Tower-7	Tower-8	Tower-9	Tower-10	Tower-11	Basement	Total
1	Total Estimated cost of the building/wings as on date of Building Permission from Competent Authority (based on the original Estimated cost)	Rs (crore)	22	19	22	24	24	24	18	14	20	20	20	82	309
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (crore)	18.07	15.3	15.98	13.1	0	0	0	0	18.31	20	20	38.57	159.33
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	82%	81%	73%	55%	0%	0%	0%	0%	92%	100%	100%	47%	51.6%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (crore)	3.93	3.7	6.02	10.9	24	24	18	14	1.69	0	0	43.43	106.24
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (crore)	0	0	0	0	0	0	0	0	0	0	0	0	1.13
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items (1 *100)/(2+5))	%	82%	81%	73%	55%	0%	0%	0%	0%	92%	100%	100%	47%	51.9%

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	Unit	Amounts
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).	Rs (crore)	80.43
2	Cost incurred as on, based on the actual cost incurred as per records)	Rs (crore)	6.8
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	8.5%
4	Balance Cost to be incurred (based on Estimated Cost) (1-2)	Rs (crore)	73.63
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (crore)	4.5
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items (1*100)/(2+5))	%	14.0%
7	Total cost (Table A + B) incurred (based on the actual cost incurred)	Rs (crore)	171.76
8	Work done in Percentage (A + B)	%	42.66%

Signature of Engineer
Name **B.R. Singh**
Address **H.No. 407, SJ, Niti Khand 1, Indrapuram, Ghaziabad**
Aadhar No **415995078980**
PAN No **AURPS063Q**