



FORM-R

## ENGINEER'S CERTIFICATE

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

Date : 31.12.2024

**Subject: Certificate of Percentage of Completion of Construction Work of Nirala Aspire PH-IV Comprising of No. of 175 flats/units - Building(s)/Block(s) under Nirala Aspire of the Project Having Promoter Id : UPRERAPRM181465 Rera No - UPRERAPRJ508551 situated on the Plot no GH-03 Sector-16 Greater Noida West Demarcated by its boundaries (latitude and longitude of the end points) 28.611172 Latitude & 77.453851 longitude to of Tehsil Dadari (Sadar) Competent/ Development authority Greater Noida Development Authority District Gautam Budh Nagar PIN 201306 admeasuring parcel of Land under Nirala Aspire PH-IV is 10052.590 sq.mts. out of total Land area of 78021.19 sq.mts. area being developed by M/s Iresh Gold Nirala Project LLP and M/s Nirala Housing Pvt. Ltd (land owner)**

I Er. Maqsud E Nazar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 175 flats/units of Nirala Aspire PH-IV of the Project, situated on the Plot no GH-03 Sector-16 Greater Noida West of tehsil Dadari (Sadar) competent/ development authority Greater Noida Development Authority District Gautam Budh Nagar PIN 201306 admeasuring parcel of Land under Nirala Aspire PH-IV is 10052.590 sq.mts. out of total Land area of 78021.19 sq.mts. area being developed by M/s Iresh Gold Nirala Project LLP and M/s Nirala Housing Pvt. Ltd (land owner)

**This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on 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 Bhatnagar and Associates as L.S. / Architect ;
- (ii) M/s NNC Design International as Structural Consultant
- (iii) M/s Consummate Engineering Services (P) Ltd. as MEP Consultant
- (iv) Shri Anil Chaudhary as Site InCharge

2. We have estimated the cost of the completion of part of the project 175 flats/units under Nirala Aspire PH-IV 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 part of project 175 flats/units under Nirala Aspire PH-IV reference as Rs. 6700.00 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities). The estimated Total Cost of the part of project 175 flats/units under Nirala Aspire PH-IV 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 31.12.2024 is calculated at Rs. 5391.22 (In Lacs Estimated Cost) (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. 1394.13 (In Lacs Estimated Cost) (Total of S.No. 4 in Tables A and B).

**MAQSUD E NAZAR**  
M. Tech (Structures), Ph.D. (Structure)  
Chartered Engineer (India)  
Registration No. AM/089710/0

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6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.12.2024 date is as given in Tables A and B below :

**Table A**

Nirala Aspire PH-IV comprising of 175 flats/unit(s)

(Prepared of the Real Estate Project/Phases Wise. In label as Table-A1, A2, A3 etc.)

| S.No.                                                                               | Particulars                                                                                                                                 | Estimated Amount (Rs. In Lacs) |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1                                                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the revised estimated cost) | 4690                           |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per physical work done at site)                                              | 3788.85                        |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                               | 80.79%                         |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                 | 901.15                         |
| 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 )           | -                              |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                             |                                |

**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                                                                                                                                                                                                         | Estimated Amount (Rs. In Lacs) |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 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 revised estimated cost) | 2010                           |
| 2                                                  | Cost incurred as on (based on the actual cost incurred as per physical work done at site)                                                                                                                           | 1602.37                        |
| 3                                                  | Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )                                                                                                                             | 79.72%                         |
| 4                                                  | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                         | 407.63                         |
| 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 )                                                                                     | -                              |
| (Enclose separate sheet for the cost calculations) |                                                                                                                                                                                                                     |                                |

Signature of Engineer

Name Er. Maqsud E Nazar

Add. – NNC Design International G-70, 2nd Floor, Jaswant Plaza,

Near Kalindi Kunj, Main Sarita Vihar Road, Shaheen Bagh, Okhla, New Delhi-110025

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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)

N/A

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