

GUPTA & ASSOCIATES

S.C. GUPTA, M.I.E.

B.E. Civil Engg.
P.G. in Economics
D.I. in Elect. Engg.
D.I. in Quality Control
D.I. in Business

CHARTERED ENGINEER (IND)

Reg. No. : AM 084218-7
Civil & Structural Engineer
Approved Valuer
Geotechnical Investigator
M.D.A. Registered Engineer
Bank Panel Valuer

67, CHHOTA BAZAR, KANKER KHERA, MEERUT PH. : (0121) 2559451, 9837071048

FORM-R

ENGINEER'S CERTIFICATE

14.10.2025

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

Subject: Certificate of amount incurred on Apex South City for Development of land situated at Khasra no. 1453(Part), 1455, 1457, 1458 (Part), 1462(Part), 1467/1861 (Part), 1467 (Part), 1468, 1469 (Part), 1470 (Part), 1472,1473,1474,1475,1476 (Part), 1478, 1482 (Part), 1483 (Part), 1486 (Part) & 1488 demarcated by its boundries (latitude and longitude of the end-points) 28° 57' 48" N 77° 39' 03" E to the North, 28° 57' 41" N 77° 38' 56" E to the South, 28° 57' 38" N 77° 39' 08" E to the East, 28° 57' 45" N 77° 38' 58" E to the West of Village Malyana, Tehsil & District, Meerut, Meerut Development Authority, District Meerut, PIN 250002, admeasuring 1,00,958.67 Sq. meter area, being developed by M/s A.R.Infraheights Pvt Ltd having RERA Registration No. UPRERAPRJ322057, Designated A/C No. 085511010000091 of Union Bank of India, 786, Begum Bridge Road, Begum Bagh Branch, Meerut as on 30.09.2025

I Suresh Chand Gupta have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Colony, Khasra no. 1453(Part), 1455, 1457, 1458 (Part), 1462(Part), 1467/1861 (Part), 1467 (Part), 1468, 1469 (Part), 1470 (Part), 1472,1473,1474,1475,1476 (Part), 1478, 1482 (Part), 1483 (Part), 1486 (Part) & 1488 of Village Malyana, Tehsil & District, Meerut, Meerut Development Authority, District Meerut, PIN 250002, admeasuring 1,00,958.67 Sq. meter area, being developed by M/s A.R.Infraheights Pvt Ltd

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) Shri Amit Gupta as Architect
- (ii) Shri Daksh Kumar Goswami as MEP Consultant
- (iii) Shri Love Kumar as Site Supervisor

2. The project is still completed. We have estimated the cost of the completion of the civil, MEP and allied works, of the Colony 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 including overrun cost under reference as Rs. 858.49 (Lacs) 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 30.09.2025 is calculated at Rs. 850.23 (Lacs) (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. NIL (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 30.09.2025 date is as given in Tables A and B below :



Er. S. C. Gupta M.I.E.
Chartered Engineer, Approved Valuer
M.D.A. Regd. No. 78, Meerut

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Table A

Building/Wing/Tower bearing Number _____ or called _____ **NOT APPLICABLE**

(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	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	N.A
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N.A
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N.A
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N.A
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	N.A
(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	Amounts (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 original Estimated Cost including cost overrun.	858.49
2	Cost incurred as on (based on the actual cost incurred as per records)	858.49
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
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)	100.00

Signature of Engineer

Name (S. C. Gupta)
Address 67, Chhota Bazar, Kanker Khera, Meerut
Aadhar No. 9067 8194 2028
PAN No. AEFGS3964E

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