

GARG & ASSOCIATES

ENGINEERS AND VALUERS

Er. V. GARG

B.TECH.(CIVIL),
CHARTERED ENGINEER
A.M.I.E. (INDIA)
AM159819-0
Govt. Approved Engineer
Panneled valuer Zila Sahkari Bank

Office: —

NAI MANDI NEAR
CENTRAL BANK
BARAUT – 250611
Distt- BAGHPAT

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

Date:-11-01-2026

(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 Plotting Development of the Project HIGHWAY CITY-17 SATYA KUNJ [UPRERAPRJ653683] situated on the Khasra No 178 & 179 Demarcated by its boundaries (latitude and longitude of the end points) 29°04'53"N 77°14'54"E to the North 29°04'48"N 77°14'57"E to the South 29°04'51"N 77°14'59"E to the East 29°04'50"N 77°14'52"E to the West of village SHAHPUR BADAULI PARGANA Tehsil BARAUT Competent/ Development authority Baghpat Baraut Khakra Development Authority District BAGHPAT PIN 250611 admeasuring 20428.80 sq.mts. area being developed by ABV BUILDTECH L.L.P.

I VIPUL GARG have undertaken assignment as Project Engineer for Certificate of Percentage of Completion of Construction Work of Plotting Development of the Project HIGHWAY CITY-17 SATYA KUNJ [UPRERAPRJ653683] situated on the Khasra No 178 & 179 Demarcated by its boundaries (latitude and longitude of the end points) 29°04'53"N 77°14'54"E to the North 29°04'48"N 77°14'57"E to the South 29°04'51"N 77°14'59"E to the East 29°04'50"N 77°14'52"E to the West of village SHAHPUR BADAULI PARGANA Tehsil BARAUT Competent/ Development authority Baghpat Baraut Khakra Development Authority District BAGHPAT PIN 250611 admeasuring 20428.80 sq.mts. area being developed by ABV BUILDTECH L.L.P.

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 are appointed by owner / Promotor :-

- (i) Shri VIPUL GARG as L.S. / Architect ;
- (ii) Shri VIPUL GARG as Structural Consultant
- (iii) Shri VIPUL GARG as MEP Consultant
- (iv) Shri Ranyeer as Site Supervisor

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. 3,52,00,000.00 (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 Plotting Development from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31-12-2025 is calculated at Rs.13538000.00 (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 Plotting Development of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs.21662000.00 (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 04-08-2027 date is as given in Tables A and B below :

Table A
Building/Wing/Tower

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Reg. No. AM1598190

(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
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).	35200000
2	Cost incurred as on (based on the actual cost incurred as per records)	13538000
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	38.46%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	21662000
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)	38.46%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

ER. VIPUL GARG

Address

B. Tech. (CE), A.M.I.E (INDIA)

Aadhar No.

Reg. No. AM1598190

PAN No.