

PARVESH KUMAR ANAND

(Bsc. Engineering - Civil)

(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 1 Building of the Project The DOWNTOWN [UPRERAPRJ5805] situated on Plot NoC-1/B, Sector - 98, NOIDA demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Gautam Budh Nagar, Tehsil Competent Authority/Development Authority, District Gautam Budh Nagar , PIN 201304 , admeasuring 11,068.45 sq meter area, being developed by M/S Granite Hill Properties Private Limited

I/We Parvesh Kumar Anand have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 1 Building of the Project The DOWNTOWN , situated on Plot No. C-1/B, Sector - 98, NOIDA demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Gautam Budh Nagar, Tehsil Competent Authority/Development Authority, District Gautam Budh Nagar , PIN 201304 , admeasuring 11,068.45 sq meter area, being developed by M/S Granite Hill Properties Private Limited

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 ACPL DESIGN. LIMITED. as L.S. / Architect ;**
- (ii) M/s TECHNICAL PROJECTS CONSULTANTS. as Structural Consultant**
- (iii) M/s RAD INFRA CONSULTING MEP ENGINEERS as Electrical Consultant**
- (iv) M/s UDAYAN CHAUDHARY & ASSOCIATS as HVAC Consultant**
- (v) M/s CP VIDYA & ASSOCIATS as Plumbing Consultant**
- (vi) Shri KP SINGH as Project In-charge (Civil)**

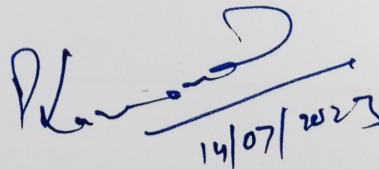
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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. 22347.38 (in Lakhs) (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 30.06.2023 is calculated at Rs.13050/- (in Lakhs) (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. 9297.38 (in Lakhs)(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 30.06.2023 date is as given in Tables A and B below :


14/07/2023

PARVESH KUMAR ANAND

(Bsc. Engineering - Civil)

The Downtown at Sector 98 NOIDA

(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 in (Lakhs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	21230.01
2	Cost incurred as on Date 30.06.2023 (Based on the actual cost incurred as per records)	12346.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	58%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	8884.01
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)	21.20%
(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 Lakhs)
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).	1117.37
2	Cost incurred as on date 30.06.2023 (based on the actual cost incurred as per records)	704.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	63%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	413.37
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)	0.00%

Parvesh Kumar Anand
14/07/2023

Signature of Engineer

Name PARVESH KUMAR ANAND

Address E-138, Lajpat Nagar - 1, New Delhi-110024

Aadhar No. 940798007621

PAN No. AAKPA5557E

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Not Applicable

PARVESH KUMAR ANAND

(Bsc. Engineering - Civil)

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I/We Parvesh Kumar Anand have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 1 Building of the Project The Downtown , situated on Plot No. C-1/B, Sector - 98, NOIDA demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Gautam Budh Nagar, Tehsil Competent Authority/Development Authority, District Gautam Budh Nagar , PIN 201304 , admeasuring 11,068.45 sq meter area, being developed by M/S Granite Hill Properties Private Limited

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

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- (ii) M/s TECHNICAL PROJECTS CONSULTANTS. as Structural Consultant
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- (iv) M/s UDAYAN CHAUDHARY & ASSOCIATS as HVAC Consultant
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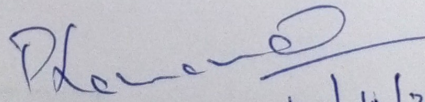
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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. 22347.38 (in Lakhs)** (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 **30.09.2023** is calculated at **Rs.14150/- (in Lakhs)** (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. 8197.38 (in Lakhs)**(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 **30.09.2023** date is as given in Tables A and B below :


14/10/2023

PARVESH KUMAR ANAND

(Bsc. Engineering - Civil)

The Downtown at Sector 98 NOIDA

(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 in (Lakhs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	21230.01
2	Cost incurred as on Date 30.09.2023 (Based on the actual cost incurred as per records)	13368.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	63%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	7862.01
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)	21.20%
(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 Lakhs)
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).	1117.37
2	Cost incurred as on date 30.09.2023 (based on the actual cost incurred as per records)	782.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	335.37
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)	0.00%

Signature of Engineer

Name **PARVESH KUMAR ANAND**

Address **E-138, Lajpat Nagar - 1, New Delhi-110024**

Aadhar No. **940798007621**

PAN No. **AAKPA5557E**

Annexure A

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Not Applicable