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FORM-REG-2

ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) CITY SQUARE Block(s) of the Project AVS CITY SQUARE UPRERA Registration UPREPRJ716737 situated on the Khasra No. 1128M Demarcated by its boundaries (latitude and longitude of the end points) 28°42'13.0"N 77°25'52.4"E to the North 28°42'10.3"N 77°25'51.8"E to the South 28°42'12.1"N 77°25'53.7"E to the East 28°42'11.3"N 77°25'50.6"E to the West of village NOOR NAGAR Tehsil GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District GHAZIABAD PIN 201001 admeasuring 2943.74 sq.mts. area being developed by AVS INDIA INFRA PVT. LTD.

I PIYUSH KUMAR GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the 1 No. of Building(s) CITY SQUARE Block(s) of the Project AVS CITY SQUARE situated on the Khasra No. 1128M of village NOOR NAGAR Tehsil GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District GHAZIABAD PIN 201001 admeasuring 2943.74 sq.mts. area being developed by AVS INDIA INFRA 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) M/s SINGLA ARCHITECT AND ASSOCIATES as Architect

(ii) M/s OPTIMUM DESIGNS P. LTD as Structural Consultant

(iii) M/s ECMS INDIA PVT. LTD. as MEP Consultant

(iv) Smt. PRADEEP KUMAR 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 ₹17,45,00,000 (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 30-06-2020 is calculated at ₹1,14,93,623 Precentage complition till date :- 6.59% (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 ₹16,30,06,377 (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 30-06-2020 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number or called CITY SQUARE

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)	₹13,73,93,273
2	Cost incurred as on Date	₹98,62,702
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	7.18%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹12,75,30,571
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)	7.18%

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Chartered Engineer (IEI)
AM1071974

TABLE B

Internal & External Development works and common amenities

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).	₹3,71,06,727
2	Cost incurred as on	₹16,30,921
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	4.40%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹3,54,75,806
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)	4.40%

PIYUSH KUMAR GUPTA

Chartered Engineer (IEI)
AM1071974

Signature of Engineer

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Aadhar No. 268793091967

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License No:- AM1071974 of Authority -The Institution of Engineers (India)