

**D.K. GUPTA**

**B. TECH.(CIVIL) I.I.T./D.L.I.**  
(CHARTERED ENGINEER (AM-63258) & GOVT. APPROVED VALUER)

**DHARMENDRA KUMAR GUPTA**

(PANELS:- S.B.I., CANARA BANK, GIC HOUSING FINANCE LTD,  
CANFIN HOMES LTD. & NOBLE CO-OPERATIVE BANK)

OFFICE: A-181, B-1, SHALIMAR GARDEN EXT-II,  
SAHIBABAD, GHAZIABAD-201005  
MAIL ID: dharmendrkr.gupta9@gmail.com  
Mob- 9313070975

APPROVED VALUER FROM GOVT. OF INDIA  
(INCOME TAX CENTRAL BOARD OF DIRECT TAX OF WEALTH TAX ACT 1957) VALUER-13/2019-20)

**04-10-2021**

**ENGINEER'S CERTIFICATE**

**Subject:-Certificate of Percentage of Completion of Construction Work of  
1 No. of Building(s)/ A Block(s) of the AVS CITY SQUARE Project UPRERA  
Registration Number UPRERAPRJ716737 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°25'53.8"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, 201002 admeasuring-2943.74 Sq.m. area being developed by  
(AVS India Infra Pvt. Ltd.)**

**This is to certify that, I Dharmendra Kumar Gupta have undertaken  
assignment as Chartered Engineer of certifying estimated cost till  
30-09-2021.**

**AVS CITY SQUARE Project situated on the Khasra No. 1128M  
village Noor Nagar, Tehsil - Ghaziabad, Competent/ Development  
authority - Ghaziabad Development Authority, District - Ghaziabad,  
PIN - 201002, 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.**

**D.K. Gupta**  
**Dharmendra Kr. Gupta**  
**Chartered Engineer**  
**Ghaziabad.**

**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 PVT. LTD. as Structural Consultant**
- (iii) M/s BEHERA & ASSOCIATES as MEP Consultant**
- (iv) Shri PRADEEP KUMAR as Site Engineer**

**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 me 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 me.**

**3 I 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 buildings) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.**

**4 The estimated actual cost incurred till date 30-09-2021 is calculated at 71196001 Percentage completion till date :- 40.80%**

**(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.**

**D.K. Gupta**  
**Dharmendra Kr. Gupta**  
**Chartered Engineer**  
**Ghaziabad.**



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 103303999 (Total of S.No. 4 in Tables A and B).

6. I certify that, the Cost of Civil, MEP and allied works for the aforesaid Project as completed on the 30-09-2021 date is as given in Tables A & B given below : Table-A

**Building/Wing/Tower bearing Number Block A**

| S.No. | Particulars                                                                                                               | Amount    |
|-------|---------------------------------------------------------------------------------------------------------------------------|-----------|
| 1     | Total Estimated cost of the building/wing as on date                                                                      | 137393273 |
| 2     | Cost incurred as on Date 30-09-2021                                                                                       | 56056456  |
| 3     | Work done in Percentage (as %age) $\text{Row 2/Row 1} \times 100$                                                         | 40.80%    |
| 4     | Balance Cost to be incurred (Based on Estimated Cost)                                                                     | 81336817  |
| 5     | Cost incurred on Additional/ Extra Items not included in                                                                  | Nil       |
| 6     | Work done in %age (as %age of Estimated Cost plus additional additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) | 40.80%    |

**Table-B**

**Internal & External Development works & common amenities**

| S.No. | Particulars                                                                                                                                                                                                        | Amount   |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1     | Total estimated cost of Internal & External Development Works including common amenities and facilities in the layout as on date of permission from the Competent Authority (based on the original Estimated Cost) | 37106727 |
| 2     | Cost incurred on 30-09-2021                                                                                                                                                                                        | 15139545 |
| 3     | Work done in %age (as %age of the estimated cost) $(\text{Row 2/ Row 1}) \times 100$                                                                                                                               | 40.80%   |
| 4     | Balance cost to the incurred.                                                                                                                                                                                      | 21967182 |
| 5     | Cost incurred on Additional/Extra items not included in the estimated cost (Annexure)                                                                                                                              | --       |
| 6     | Work done in percentage (as %age of estimated cost +additional/Extra items $(\text{Row 2 + Row 5}) / (\text{Row 1} + \text{Row 5}) \times 100$                                                                     | 40.80    |

*D.K. Gupta*  
**Dharmendra Kr. Gupta**  
 Chartered Engineer  
 Chaziabad.

*D.K. Gupta*  
**Dharmendra Kr. Gupta**  
Chartered Engineer  
Ghaziabad.

**Er. Dharmendra Kr. Gupta**

**A-181, B-1, Shalimar Garden,**

**Ext.-II, Sahibabad, Ghaziabad.**

**Aadhar No.—436246366678**

**PAN No.- AGYPG1692A**

**Place: Ghaziabad.**

**Date: 04-10-2021**

**Note: This Certificate contains 5 pages.**



**PROJECT- AVS CITY SQUARE, KHASRA NO.1128M, Vill. NOOR NAGAR,  
RAJ NAGAR EXTENSION, GHAZIABAD-201002.**



*D.K. Gupta*  
**Dharmendra Kr. Gupta**  
Chartered Engineer  
Ghaziabad.

**Er. Dharmendra Kr. Gupta**

**Chartered Engineer(AM-63258)**