

D.K. GUPTA

B. TECH.(CIVIL) I.I.T./DLI.
(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)

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

10-01-2022

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
31-12-2021.

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 31-12-2021 is calculated at 79083399. Percentage completion till date :- 45.32%

(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
Chaziabad

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 101626776 (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 31-12-2021 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 31-12-2021	62266631
3	Work done in Percentage (as %ge) $\text{Row 2 / Row 1} \times 100$	45.32%
4	Balance Cost to be incurred (Based on Estimated Cost)	75126642
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)	45.32%

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 31-12-2021	16816768
3	Work done in %age (as %age of the estimated cost) $(\text{Row 2 / Row 1}) \times 100$	45.32%
4	Balance cost to the incurred.	20289959
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 $(\text{Row 2} + \text{Row 5}) / (\text{Row 1} + \text{Row 5}) \times 100$	45.32%

D.K. Gupta
(Dharmendra Kr. Gupta)
 Chartered Engineer
 Chaziabad.

(Dharmendra Kr. Gupta)
Chartered Engineer

Er. Dharmendra Kr. Gupta

**A-181, B-1, Shalimar Garden,
Ext.-II, Sahibabad, Ghaziabad.**

Aadhar No.-436246366678

PAN No.- AGYPG1692A

Place: Ghaziabad.

Date: 10-01-2022

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.