

Dr. Maqsd E Nazar, Ph.D (IITD)  
Chartered Engineer (India), License No. AM/089710/0



DATE: 04.10.2020

ENGINEER'S CERTIFICATE

FORM-R

(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 Three No. of Building(s)/Block(s) of the 1st Phase of the Project [UPRERA PRJ 6310] situated on the Khasra No/ Plot no G.H. 12A-2, SECTOR-1, GREATER NOIDA (WEST) -201306 Demarcated by its boundaries (latitude and longitude of the end points) 28.575091, 77.428746 to the North 28.572866, 77.427853 to the South 28.573438, 77.430030 to the East 28.574417, 77.427597 to the West of village BISRAKH Tehsil \_\_\_\_\_ Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAMBUDH NAGAR PIN 201307 admeasuring 33941.79 sq.mts. area being developed by CAPITAL INFRATECHOMES PVT LTD

I/We NNC DESIGN INTERNATIONAL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the THREE Building(s)/ THREE Block/ Tower (s) of IST Phase of the Project, situated on the Khasra No/ Plot no GH-12-A2, SECTOR-1, GREATER NOIDA WEST of village BISRAKH Tehsil \_\_\_\_\_ Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAMBUDH NAGAR PIN 201307 admeasuring 33941.79 sq.mts. area being developed by CAPITAL INFRATECHOMES 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/Shri/Smt ANDLEYS ASSOCIATES PVT. LTD. as L.S. / Architect ;
- (ii) M/s/Shri/Smt NNC DESIGN INTERNATIONAL as Structural Consultant
- (iii) M/s/Shri/Smt PKV CONSULTING ENGINEERS (P) LTD. as MEP Consultant
- (iv) M/s/Shri/Smt AWATH NATH TIWARI as VICE PRESIDENT OF PROJECT

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. 1,228,460,646.00 (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 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 30.09.2020 is calculated at Rs. 660162980 (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 . **(53.74% completed )**

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. 568297666(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 30.09.2020 date is as given in Tables A and B below :

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M. Tech (Structures), Ph.D. (Structure)  
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**NNC DESIGN INTERNATIONAL**

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Table A  
Building/Wing/Tower bearing Number CA06 or called \_\_\_\_\_

(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) | Rs      | 448987845.7 |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs      | 175997920.7 |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                            | %       | 39.2        |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs      | 272989925   |
| 5                                                                                   | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs      | 8189697.75  |
| 6                                                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)                                           | %       | 41.023      |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |         |             |

Table A1  
Building/Wing/Tower bearing Number CA07 or called \_\_\_\_\_

| 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) | Rs      | 469390464.4 |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs      | 246536349.4 |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                            | %       | 52.523      |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs      | 222854115   |
| 5                                                                                   | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs      | 6685623.45  |
| 6                                                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)                                           | %       | 53.947      |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |         |             |

Table A2  
Building/Wing/Tower bearing Number CA08 or called \_\_\_\_\_

| 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) | Rs      | 289852910.9 |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs      | 203149632.9 |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                            | %       | 70.087      |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs      | 86703278    |
| 5                                                                                   | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs      | 2601098.34  |
| 6                                                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)                                           | %       | 70.985      |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |         |             |

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TABLE B  
Internal & External Development works and common amenities  
(To be prepared for the entire registered phase of the Real Estate Project)

| S.No.                                              |                                                                                                                                                                                                                       | 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). | Rs      | 19892840.3 |
| 2                                                  | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | Rs      | 0          |
| 3                                                  | Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                                                                                                              | %       | 0          |
| 4                                                  | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | Rs      | 19892840.3 |
| 5                                                  | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | Rs      | 0          |
| 6                                                  | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))                                                                                                                   | %       | 0          |
| (Enclose separate sheet for the cost calculations) |                                                                                                                                                                                                                       |         |            |

Signature of Engineer

Name MAQSUD E NAZAR  
Address G-70, 2nd Floor, Jaswant Plaza, Shaheen Bagh, New Delhi-110025  
Aadhar No. 749188209343  
PAN No. AFZPM7459M  
(License No AM/089710/0 of Authority Institution of Engineers)

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Annexure A

List of Extra / Additional Items executed with Cost

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect  
(License NO.....)

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