



CE.YATENDRA PALIWAL

CHARTERED ENGINEER, GOVT. APPROVED VALUER,

(REG NO –M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)

F-30, FIRST FLOOR, D-MALL, SHAKTI KHAND-2, INDIRAPURAM, GHAZIABAD

M-9958067860/8851008259, email-yatendrapaliwal1@gmail.com

Dated : 18.09.2024

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of project namely "RG's Pleiades phase 1" (consisting of Tower-ALCYONE & Tower-Celaeno) i.e. 02 No. of Building(s)/ 02 Block(s) [UPRERA Registration Number NA] situated on the Plot no. GH- 14B, SECTOR -01, GREATER NOIDA Uttar Pradesh, demarcated by its boundaries latitude 28.562129 to the North 77.4386 to the East of Competent Authority / Development Authority- New Okhla Industrial Development Authority, admeasuring 7259.00 sq.mts. area being developed by M/S KVIR TOWERS PVT. LTD.

I, Yatendra Paliwal have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Residential Project namely "RG's Pleiades phase 1" (consisting of Tower - ALCYONE (2B+S+ 24 floors) & Tower- Celaeno (2B+S+ 25 floors), situated on the Plot no. GH-14B, Sector -01, Greater Noida, Gautam Buddha Nagar, Authority / Development Authority-New Okhla Industrial Development Authority, admeasuring 7259.00 sq.mts. area being developed by M/S KVIR TOWERS 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.

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

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|--|--------------------------|
| • <u>M/s Shri Vishal Sharma (M/s. Confluence)</u> | as Architect |
| • <u>M/s Shri V.D. Sharma (M/S Optimum Design Pvt. Ltd.)</u> | as Structural Consultant |
| • <u>M/s/Shri Amand Havelia (M/S CESPL)</u> | as MEP Consultant |
| • <u>M/s/Shri Mukesh Kumar</u> | 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 **Rs 14,401.46 Lac** (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.



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- The estimated actual cost incurred till date i.e. 16.09.2024 is calculated at **Rs. 7.79 Lac** (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.
- 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 14,393.67 Lac** (Total of S. No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 16.09.2024 date is as given in Tables A and B below:

Table A		
Building/Wing/Tower bearing Number Tower-1 & 2 or called Tower-1 (ALCYONE) & Tower-2 (Celaeno)		
(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 Lac (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	12,925.70 Lac
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0 Lac
3	Value of Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	12,925.70 Lac
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 (2+5)	0%



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TABLE B

Internal & External Development works and common amenities
(Prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amounts (Rs.)
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).	1475.76 Lac
2	Cost incurred as on(based on the actual cost incurred as per records)	7.79 Lac
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	0.53 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1467.97 Lac
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 (1*100)/(2+5)	0.53 %

Signature of Engineer / Valuer

Name : Sh. Yatendra Paliwal (M/s. Y.P.& Associates)
Address : 272, First Floor, Niti Khand-1 , Indirapuram, Ghaziabad,U.P.
PAN No. : ANUPP3041K
License No. : M-1488451
Authority : Institution of Engineers, Kolkata (India)
Signing Date : 18/09/24