

Form-'REG-II'

ENGINEERS CERTIFICATE

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

Date : 14/07/2024

Subject: Certificate of Percentage of Completion of Construction Work of one no. Tower namely T-one of the Project **"The Flagship Phase-1"** (B+LG+G+23F+Terrace) [UPRERA Registration Number UPRERAPRJ184164] situated on the Plot no.-1B, sector 140A, Noida, Gautam Buddh Nagar, U.P.-201305 demarcated by its boundaries latitude/ longitude 28o30'37.97"N, 77o24'57.61"E, 28o30'40.64"N, 77o24'59.24"E, 28o30'43.31"N, 77o25'00.87"E, 28o30'36.09"N, 77o25'01.56"E, 28o30'41.26"N, 77o25'05.11"E, 28o30'34.23"N, 77o25'05.48"E, 28o30'36.95"N, 77o25'07.19"E, 28o30'39.49"N, 77o25'08.77"E Tehsil Gautam Buddh Nagar Competent/Development authority New Okhla Industrial Development Authority, District Gautam Buddh Nagar, admeasuring 6,995 sq.mts. Plot area being developed by Promoter M/s. IT Infrastructure Park Pvt. Ltd.

I Rajani Gupta from Precision Valtech have undertaken assignment of certifying Percentage of Completion Work of the above project situated on plot no. 1B, Sector 140A, Noida, Gautam Buddh Nagar, U.P. 201305 being developed by Promoter M/s. IT Infrastructure Park Pvt. Ltd.

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s.VASTUNIDHI, Sector 44, Noida as L.S./ Architect.
 - M/s. Vintech Consultants as Structural Consultant.
 - M/s. Prion Consultants Pvt. Ltd. as MEP Consultant.
 - Shri Ravi Shekhar as Site In Charge.
- The project construction work is 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 the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the total cost as on date for completion of the project under reference as Rs. 20,000.00 lakhs only 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.
- The estimated actual cost incurred till 30.06.2024 is calculated at Rs. 4,092.00 Lakhs only [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 Buildings of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 15,908.00 Lakhs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date 30.06.2024 is as given in Table A and Table B below:



Page 1



Table "A1"
Tower T-one

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs. 15,750/-
2	Actual Cost incurred as on date 30.06.2024 (Based on revised estimated cost)	Rs 3,527 /-
3	Work done in percentage (as percentage of estimated cost)	22.68%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.12,178/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	22.68 %
7.	No. of Units/ Inventory as per Sanctioned Drawings	716 no.

Table- "B"
Internal & External Development works and common amenities for entire project

S. No.	Particulars	Amount (In Lakhs)
1	Total revised estimated cost of the building/wing (Based on revised estimated cost)	Rs. 4,250/-
2	Actual Cost incurred as on date 30.06.2024 (Based on revised estimated cost)	Rs. 520/-
3	Work done in percentage (as percentage of estimated cost)	12.24%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs. 3,730 /-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	12.24 %

3710.37 This is issued on specific request of the Promoter M/s. IT Infrastructure Park Pvt. Ltd., for UPRERA Compliance & based on information/drawings made available to us



Signature of Engineer :

Name: Rajani Gupta

Address : 705/2, Express Garden, Vaibhav Khand, Indirapuram, Ghaziabad, U.P.

Aadhar no : 251307429219

PAN No. : AKOPG9214C

Chartered Engr. No. : M-164475-5 from Institution of Engineers.

Precision Valtech