



ENGINEER'S CERTIFICATE

FORM-R
Date: 15.04.2024

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of Gayatri Aura No. of Building(s)/11 Block(s) of the entire Phase of the Project [UPRERAPRJ7084] situated on the Khasra No/ Plot no Plot No GH-11, Sector 01, Greater Noida (West), Gautam Budh Nagar, Uttar Pradesh -201306 Demarcated by its boundaries (28°34'39.23"N / 28°34'27.53"N, 28°34'28.81"N / 28°34'24.55"N, 77°25'57.93"E / 77°26'05.01"E, 77°25'56.56"E / 77°25'59.62"E) 24 Meter Road to the North, 60 Meter Road to the South, 24 Meter Road to the East, GH-01A to the West of Plot of village Bishrakh, Tehsil Dadri Gautam Budh Nagar Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Budh Nagar, PIN 201306 admeasuring 36002.95 sq.mts. area being developed by Gayatri Hospitality and Realcon Limited
I/We NNC DESIGN INTERNATIONAL have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Gayatri Aura Building(s)/ 11 Block/ Tower (s) of the Project, situated on the Khasra No/ Plot no GH-11, Sector 01, Greater Noida (West), Gautam Budh Nagar, Uttar Pradesh of village Bishrak tehsil Dadri competent/ development authority Greater Noida Industrial Development Authority District Gautam Budh Nagar PIN 201306 admeasuring 36002.95 sq.mts. area being developed by Gayatri Hospitality and Realcon Limited

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:

- M/s/Shri/Smt Vishal Mittal, Space Designer International as Architect
- M/s/Shri/Smt V.D. Sharma, Optimum Design Pvt Ltd as Structural Consultant
- M/s/Shri/Smt Pramod Sharma as MEP Consultant
- M/s/Shri/Smt Satish Sharma as GM 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. 366.92 Crore (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 31.03.2024 is calculated at Rs.88.69 Crore (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.

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. 278.23 Crore (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 31.03.2024 date is as given in Tables A and B below :

Table A1

Building/Wing/Tower bearing Number or called Twr A

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 26.20
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 22.63
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	86.36%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3.57
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	86.36%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

NNC DESIGN INTERNATIONAL
CONSULTING ENGINEERS

MAQSUD E NAZAR

1. Tech (Structures), Ph.D (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

Table A2

Building/Wing/Tower bearing Number 01 or called Twr B

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 23.54
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 22.70
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	96.39%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.85
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	96.39%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3

Building/Wing/Tower bearing Number or called Twr E

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 23.67
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 14.25
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	60.61%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	9.32
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	60.19%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A4

Building/Wing/Tower bearing Number 01 or called Twr F

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 25.93
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 13.91
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	53.64%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 12.02
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	53.64%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A5

Building/Wing/Tower bearing Number 01 or called Twr C

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 26.23
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 2.64
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	10.09%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 23.58
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	10.09%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer. (India)
Registration No. AM/089710/0

Table A6

Building/Wing/Tower bearing Number 01 or called Twr D

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 31.75
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 3.52
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	11.09%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 28.23
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	11.09%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A7

Building/Wing/Tower bearing Number 01 or called Twr G

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 34.56
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 34.56
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A8

Building/Wing/Tower bearing Number 01 or called Twr H

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 36.32
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 36.32
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A9

Building/Wing/Tower bearing Number 01 or called Twr I

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 33.73
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 33.73
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A10

Building/Wing/Tower bearing Number 01 or called Twr J

MAQSUD E NAZAR
 B.Tech (Structures), Ph.D. (Structure)
 Chartered Engineer (India)
 Registration No. AM/089710/0

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 45.22
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 4.28
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	9.47%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 40.94
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	9.47%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A11

Building/Wing/Tower bearing Number 01 or called **Twr ST**

(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 (Rs in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 27.53
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 27.53
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (Rs in Cr)
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 32.23
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 3.72
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	11.54%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 28.51
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	11.54%
(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

PAN No.: AFZPM7459M

Aadhar No. 7491 8820 9343

(License No. AM/089710/0 of Authority Institution of Engineering)

MAQSUD E NAZAR

M. Tech (Structures), Ph.D. (Structure)

Chartered Engineer (India)

Registration No. AM/089710/0