



COMBINED ENGINEERING & CONSULTING SERVICES

Add.: Plot No.-245, Pkt.-8, Sector-23, Rohini, New Delhi-110085

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Date:-11/01/2024

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject:- Certificate of Estimates for Completion of Construction Work of layout "ARIHANT ENCLAVE" UP RERA Registration Number [UPRERAPRJ516674] situated on the Plot No. GH-05, Aditya World City, Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad (U.P) Demarcated by its boundaries (latitude and longitude of the end points) 28° 38' 54" N, 77° 29' 17" E to the North, 28° 38' 50" N, 77° 29' 15" E to the South West, 28° 38' 48" N, 77° 29' 17" E to the South, 28° 38' 52" N, 77° 29' 20" E to the North East of Village Shahpur Bamhetta, Ghaziabad. Competent/ Development authority GDA District Ghaziabad PIN 201001 admeasuring 12175.06 sq.mts. area being developed by M/s AU Real Estate Services Private Limited.

I ER. Akhilesh Singh have undertaken assignment as Chartered Engineer for certifying Percentage of Completion Work of the Project "ARIHANT ENCLAVE" situated on the Plot No. GH-05, Aditya World City, Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad (U.P), admeasuring 12175.06 sq.mts. area being developed by M/s AU Real Estate Services Private 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:
 - (i) Shri ANUJ AGARWAL as Architect
 - (ii) Mr. AKHILESH SINGH as structural Consultant for Combined Engineering and Consulting Services
 - (iii) Mr. ANUJ AGARWAL as MEP Consultant
 - (iv) Mr. Deepak Panwar as Site Supervisor on behalf of M/s AU Real Estate Services Private Limited.

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. 2,50,00,000/- (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 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 30/12/2023 is calculated at **Rs. 2,50,00,000/-** (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 Nil (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 date 30.12.2023 is as given in Tables A and B below :



Table A

Building/Wing/Tower bearing Number 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.)

Sr. 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)	NA
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NA
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NA
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA

TABLE B

Internal & External Development works and common amenities

Sr. No.	Particulars	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).	25,000,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	25,000,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2/ Row1)* 100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	9324059.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100.00%

Signature of Engineer

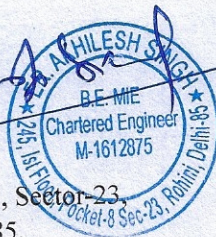
Name **Akhilesh Singh**

Address Pkt.-8, Plot No.-245, Sector-23,
Rohini New Delhi-85.

Aadhar 922653053776

PAN N AOKPS8042L

License No:- M-1612875 of Authority -The Institution of Engineers (India)



Annexure A**Cost incurred on Additional/ Extra Items - ARIHANT ENCLAVE**

Sl.No	Activity	Total Amount	Revised Value
	External Development		
1	Boundary Wall	1,200,000.00	1,329,269.00
2	Road Work	4,676,650	7,998,225
3	Footpaths	400,000	400,000
4	Water supply	1,126,325	1,126,325
5	Sewers	1,401,925	1,401,925
6	Drain	1,616,661	1,616,661
7	Parks	10,178,439	10,178,439
8	Tree Planting	1,500,000	1,500,000
9	Street Lighting	2,000,000	8,323,215
10	Community Buildings	-	-
11	Treatment and Disposal System of Sewage and Sullage Water	-	-
12	Solid waste management and disposal Work	-	-
13	Water Conservation Works	400,000	450,000
14	Energy Management Works	-	-
15	Fire Protection And Fire safety works	-	-
16	Social Infrastructure and other Public amenities	-	-
17	Other Miscellaneous Work	500,000	
		25,000,000	34,324,059
	Cost of Extra Items		9,324,059
	Add GST @ 18%	-	6,178,331
			40,502,390

