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

03rd October 2024

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work of Family Hub UPRERA Registration No. **UPRERAPRJ922146** situated at Plot No. Commercial-1, Aditya World City, Integrated Township, village Shahpur Bamhetta, Pargana Dasna, Tehsil & district Ghaziabad, Uttar Pradesh demarcated by its boundaries 12.00 meter road to the North East, others property to the South West and 24 M wide Road to the South East and 12 M road to the North West. Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District Ghaziabad Pin 201002 admeasuring 7,114.53 sq. mts area being developed by AU Real Estate Services Private Limited.

We **"Maqsud E Nazar"**have undertaken assignment as Project Engineer of certifying estimate of the project "Family Hub" situated on the Plot No. Commercial-1, Aditya World City, Integrated Township, village Shahpur Bamhetta, Pargana Dasna, Tehsil & district Ghaziabad, Uttar Pradesh Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District Ghaziabad Pin 201002 admeasuring 7,114.53 sq. mts area being developed by AU Real Estate Services Private Limited.

This is to certify that I have undertaken assignment of certifying estimated costand expenses incurred on actual on-site construction for the Real Estate Projectmentioned above.

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

(i) **Mr. Amit Kumar** as Architect for **M/s MODARCHINDIA ARCHITECTS**
(ii) **Mr. Maqsud E Nazar** as structural consultant for **M/s NNC Design International**
(iii) **Mr. Bikramjeet Kukreja** as MEP consultant for **M/s V Consulting**
(iv) **Mr. Sahar Alam**as site supervision for **M/s Consave Consultants Pvt. Ltd.** as PMC Consultant.

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 appointedby 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. 40,00,00,000/- (Total of Sl.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 occupationcertificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

MAQSUD E NAZAR
M.Tech (Structures), Ph.D (Structure)
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4. The estimated actual cost incurred till 30th September 2024is calculated at Rs. 24,99,66,698.50/- (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. 15,00,33,301.50 (Total of Sl.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 is as given in Tables A and B below:

Table A

Building/Wing/Tower bearing Number

Sr. No.	Particular	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	**Rs. 39,00,00,000/-**
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	**Rs. 24,59,00,000/-**
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	**63.05%**
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	**Rs.14,41,00,000/-**
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)	**63.05%**
(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)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Worksincluding common amenities and facilities in the layout as on date ofPermission from Competent Authority (based on the original Estimated Cost).	**Rs. 1,00,00,000/-**
2	Cost incurred as on (based on the actual cost incurred as per records)	**Rs.40,66,698.50**
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	**40.66%**
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	**Rs. 59,33,301.50**
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)	**40.66%**
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

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