

FORM-R

ENGINEER'S CERTIFICATE

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

**Subject:** Certificate of Estimates for **Completion of Construction Work of Block B, C, H & School** of the Project **Windsor Paradise-II [UPRERA Registration Number-UPRERAPRJ7476]** situated on the Kh. No 1005 to 1008 Village Noor Nagar Ext. NH-58, Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) **28°42' 32.70"N 77°25' 23.80"E to the North 28°42' 25.18"N 77°25' 26.67"E to the South 28°42' 28.35"N 77°25' 22.62"E to the East 28°42' 29.02"N 77°25' 29.13"E** to the west of village Noor Nagar Ghaziabad Competent/ Development authority GDA District Ghaziabad Pin 201001 admeasuring **8207.0 sq.mts.** area being developed by **M/s High End Infratech Pvt. Ltd.**

I/We **Amit Chaudhary C/o M/s Creative Consultants & Engineers** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of **Completion Work of the Block B, C, H & School** of the Project **Windsor Paradise-II**, situated on the Kh. No 1005 to 1008 Village Noor Nagar Ext. NH-58, Ghaziabad, admeasuring **8207.0 sq.mts.** area being developed by **M/s High End Infratech 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.

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

- (i) **Mr. Anuj Agarwal as Architect.**
- (ii) **Mr. Amar Kant Choudhary C/O M/s Pioneer Consulting Engineers Pvt. Ltd as Structural Consultant**
- (iii) **Mr. Anand Havelia C/O M/s Consummate Engineering Services Pvt. Ltd. as MEP Consultant**
- (iv) **Mr. Manoj Mishra as Site Supervisor on behalf of M/s High End Infratech Pvt. Ltd.**

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. 112.47 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 **30-09-2023** is calculated at **Rs. 107.47 Crore** (Total of S. No. 2 in Tables A and B) i.e **95.55% of total construction cost** 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. 5.0 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 **30-09-2023** date is as given in Tables A and B below :

Corporate Office:

**A: Artistifi Tower, W -37, Sector – 11, Noida-201301, U.P, India**

**P: +91.120.4486560 | E: cce.engg@gmail.com | W: www.creative-consultants.in**

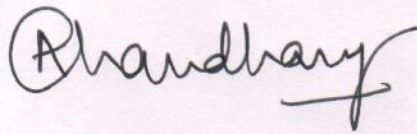
  
**Er. AMIT CHAUDHARY**  
B.Tech Hons (Civil Engg.)  
M.Tech Hons (SM & FE)  
Chartered Engineer  
(Reg. No.-AM-092821-9)

Table A

**Building/Wing/Tower called Tower B, C, H , School and Basement**

(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.)

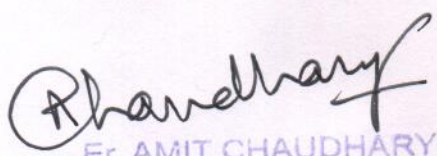
| S.No.                                                                               | Particulars                                                                                                                                  | Amount( In Rs)    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1                                                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 1,01,69,11,441.00 |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | 98,84,77,995.00   |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) $(1*100/2)$                                                          | 97.20%            |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$                                                                                | 2,84,33,446.00    |
| 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 $(1*100)/(2+5)$ )                                       | 97.20%            |
| (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)

| S.No.                                              | Particulars                                                                                                                                                                                                           | Amount ( In 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). | 10,78,54,739.00 |
| 2                                                  | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | 86283791.00     |
| 3                                                  | Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                                                                                                              | 80.0%           |
| 4                                                  | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 2,15,70,948.00  |
| 5                                                  | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | 0.00            |
| 6                                                  | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)                                                                                                                    | 80%             |
| (Enclose separate sheet for the cost calculations) |                                                                                                                                                                                                                       |                 |

  
**Er. AMIT CHAUDHARY**  
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 M.Tech Hons (SM & FE)  
 Chartered Engineer  
 (Reg. No.-AM-092821-9)

**Signature of Engineer**

Name **Amit Chaudhary**  
 Address Creative Consultants & Engineers , 105, LGF, New Arya Nagar, Meerut Road Ghaziabad-  
 Aadhar No. 615912128174  
 PAN No. AEEPC7101G  
 (License No: AM-092821-9 of Authority: Institution of Engineers, India)

**Annexure A**

List of Extra / Additional Items executed with Cost  
 (which were not part of the original Estimate of Total Cost)

Nil