

# Engineer Hitesh Kumar

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FORM-R

ENGINEER'S CERTIFICATE  
PROJECT NAME: SHRI RADHA AQUA GARDENS  
PROMOTER RERA REG. NO.- UPRERAPRM14449  
PROJECT RERA REG NO.- UPRERAPRJ7477

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

**Subject:**

**Dated:** 31-03-2024

Certificate of Percentage of Completion of Development Work of Project Name: SHRI RADHA AQUA GARDENS ] for Development of land situated on Plot No- GH-05A, Sector-16B, Greater Noida (West), Situated on Khasra No/Plot No. Part of GH-05A, Sector-16B, Greater Noida, demarcated by its boundaries (latitude: 28.36.30.10 and longitude: 77.275.87 of the end-points) to the North, to the South, to the East to the West of Village: Greater Noida, Greater Noida Development Authority, District- Greater Noida , PIN -201308, admeasuring 20121 SQM area, being developed by DEcent Buildwell Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM14449.

I, Hitesh Kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project Name: SHRI RADHA AQUA GARDENS ] for Development of land situated on Plot No- GH-05A, Sector-16B, Greater Noida (West), Situated on Khasra No/Plot No. Part of GH-05A, Sector-16B, Greater Noida, demarcated by its boundaries (latitude: 28.36.30.10 and longitude: 77.275.87 of the end-points) to the North, to the South, to the East to the West of Village: Greater Noida, Greater Noida Development Authority, District- Greater Noida , PIN -201308, admeasuring 20121 SQM area, being developed by Decent Buildwell Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM14449.

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. Vijay Prakash & Architects as Architect
- (ii) M/s. Optimum Design as Structural Consultant
- (iii) M/s. PKV Consulting Engineers (P) Ltd. as MEP Consultant
- (iv) Shri Birendra Kumar Sharma as Site Supervisor

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. 20263 Lakh (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 31.03.2024 is calculated at Rs. 10845 Lakh (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. 9418 Lakh (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 is as given in Tables A and B below :

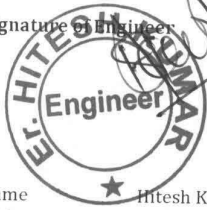


**Table A**  
**BUILDING NAME-TOWER-B**

(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<br>(In Lakhs) |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1                                                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 20263                 |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | 10845                 |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | 54%                   |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | 9418                  |
| 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 ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )            | 54%                   |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |                       |

Signature of Engineer



Name Hitesh Kumar  
Address B-173, Rajveer Colony, Gali No-1, Gharoli, Delhi-110096  
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PAN No. HWXPK3596M

**Annexure A**

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