

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
DATE: 03-10-2025

Subject: Certificate of Percentage of Completion of Construction Work of 01 No. CENTRAL AVENUE the Project [UPRERA Registration Number] to be applied situated on the Khasra No/ Plot no KHASRA NO. 1067(M) & 1068(M) NOOR NAGAR, GHAZIABAD (U.P) Demarcated by its boundaries (28.42' 15.1" N and 77.25' 32.9" E) of the end points 45.00 MT. WIDE ROAD to the North East, OTHER PLOT to the South East, OTHER PLOT to the North West, OTHER PLOT to the South West of RAJ NAGAR EXT., Tehsil - GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY, District - GHAZIABAD, PIN- 201001, admeasuring 2568.68 sq.mts. area being developed by [ASR REALTECH PVT. LTD.]

I/We RABI AKHTAR have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the CENTRAL AVENUE the Project [UPRERA Registration Number] to be applied situated on the Khasra No/ Plot no KHASRA NO. 1067(M) & 1068(M) NOOR NAGAR, GHAZIABAD (U.P) Tehsil - Ghaziabad competent/ development authority Ghaziabad Development Authority District - Ghaziabad PIN- 201001 admeasuring 2568.68 sq.mts. area being developed by [ASR REALTECH 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.

- Following technical professionals are appointed by owner / Promoter :-
(i) M/s Shri Smt SINGLA ARCHITECT AND ASSOCIATES as Architect ;
(ii) M/s Shri Smt RZEST ENGINEERS as Structural Consultant
(iii) M/s Shri Smt WE DESIGN CONSULTANTS as MEP Consultant
(iv) M/s Shri Smt PRADEEP SINGH 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.28.01 cr (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

4. The estimated actual cost incurred till date 03.10.2025 is calculated at Rs.19.50cr (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. 6.51 cr (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 30/10/2026 date is as given in Tables A and B below :



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Table A

Building/Wing/Tower bearing Number COMMERCIAL/HOTEL or called CENTRAL AVENUE
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A etc.)

S.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)	28.01
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	19.50
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	74.97%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6.51
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)	0.00%

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
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)	2cr
2	Cost incurred as on (based on the actual cost incurred as per records)	0
3	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)	Rs2.00 cr
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)	0.00%

Signature _____
Name: RABI AKHTAR
Address: KHASRA NAGAR DELHI
Aadhar No. _____
PAN No. AABCO0061H

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