



## Piyush Kumar Gupta

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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

### ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) of the project **Global City Walk** UPRERA Registration Number **UPRERAPRJ958302** situated on the Khasra No. 522M & 526D Demarcated by its boundaries (latitude and longitude of the end points) 28°42'09.3"N 77°24'43.7"E to the North 28°42'09.2"N 77°24'38.8"E to the South 28°42'11.0"N 77°24'40.3"E to the East 28°42'08.1"N 77°24'41.3"E to the West of village Noor Nagar, NH-58, Main Road, Rajnagar Extension, Tehsil Ghaziabad Development authority GDA District Ghaziabad PIN 201017 admeasuring 5889.94 sq.mts. area being developed by **GARG REALTECH PRIVATE LIMITED**.

I PIYUSH KUMAR GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion work of the 1 No. of Building(s) of the project **Global City Walk** situated on the Khasra No. 522M & 526D village Noor Nagar, NH-58, Main Road, Rajnagar Extension, Tehsil Ghaziabad Development authority GDA District Ghaziabad PIN 201017 admeasuring 5889.94 sq.mts. area being developed by **GARG REALTECH 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) M/s KEEN Associates Pvt. Ltd. as Structural Consultant
- (iii) M/s WAS Engineers India Pvt. Ltd. as MEP Consultant.
- (iv) Mr. Rahul Kumar Sharma as Site Incharge.

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 **₹70,84,14,050** (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 **31-03-2025** is calculated at **₹14,41,61,730** Percentage completion till date :- **20.35%** (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 **₹56,42,52,320** (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 **31-03-2025** date is as given in Tables A and B below

Table A

Building/Wing/Tower bearing Number LGF+UGF+9 Stored

| Sr. No. | Particulars                                                                                                                       | Amounts       |
|---------|-----------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1       | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.                             | ₹60,90,61,813 |
| 2       | Cost incurred as on Date                                                                                                          | ₹14,26,04,016 |
| 3       | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                     | 23.41%        |
| 4       | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                       | ₹46,64,57,797 |
| 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 ) | 23.41%        |

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**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 | ₹9,93,52,237 |
| 2       | Cost incurred as on                                                                                                                                                           | ₹15,57,714   |
| 3       | Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )                                                                                       | 1.57%        |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                   | ₹9,77,94,523 |
| 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 )                                               | 1.57%        |

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Signature of Engineer

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### CONSTRUCTION COST CERTIFICATE

Certificate No.:- C.E./Cost/2025-26/006

Date:- 05-04-2025

Subject:- Progress valuation and Certify Estimates and cost incurred for Construction Work of the **24% builtup area of Project Global City Walk** Khasra No. 522M & 526D village Noor Nagar, NH-58, Main Road, Rajnagar Extension, Tehsil Ghaziabad being developed by **GARG REALTECH PRIVATE LIMITED**.

The land parcel is owned by Developers and others. As per JDA between Developer and others 24% of Project will be owned by others land owners. The certificate is issue to define the Construction cost incurred to construct the 24% building.

This is to certify that estimated construction cost / cost incurred as on **31-03-2025** of above Project is tabulate below .The cost are based on fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

| S.No. | Particulars                                                                                                       | Amounts       |
|-------|-------------------------------------------------------------------------------------------------------------------|---------------|
| 1     | Total Estimated cost of the 24% builtup area of Project Global City Walk including basement and development works | ₹15,41,15,975 |
| 2     | Cost incurred as on <b>31-03-2025</b>                                                                             | ₹2,99,72,328  |
| 3     | Value of Work done in Percentage                                                                                  | 19.45%        |

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Signature of Engineer

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