

# FOREVER INFRASTRUCTURE PVT.LTD.

2 PARK END 2ND FLOOR, VIKAS MARG, DELHI-110092,  
CIN NO.U70109DL2006PTC149727  
Email: prabhatreality@gmail.comTel: 01143017657

FORM-R  
ENGINEER'S CERTIFICATE (On Letter Head)  
DATE :-31.03.2024  
(For The Purpose of Registration of Project )

**Subject:** Certificate of Percentage of Completion of Construction Work of 02 No. of Building(s)/ Block(s) of PRABHAT HEIGHTS situated on the Khasra No./ Plot No. GH-06, BLOCK- H1, CROSSING REPUBLIK, GHAZIABAD, U.P., of Village NA. Tehsil Competent Authority/Development Authority GHAZIABAD DEVELOPMENT AUTHORITY, District GHAZIABAD, UTTAR PRADESH 201001 admeasuring 2850 sq. meter plot area, being developed by FOREVER INFRASTRUCTURE PVT. LTD.

I/We **SANT KR SHARMA** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 2 Block/ Tower (s) of PRABHAT HEIGHTS Phase of the Project, situated on the Plot no GH-06, BLOCK- H1, CROSSING REPUBLIK, GHAZIABAD, U.P. competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY, District GHAZIABAD, UTTAR PRADESH 201001 admeasuring 2850 sq. meter plot area, being developed by FOREVER INFRASTRUCTURE 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) M/s/Shri/Smt **RAHUL GUPTA** as Architect
- (ii) M/s/Shri/Smt **JITENDRA KUMAR** as Structural Consultant
- (iii) M/s/Shri/Smt **PRAMOD SHARMA** as MEP Consultant
- (iv) M/s/Shri/Smt **SURESH KUMAR** 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.19.70 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 date is calculated at **Rs. 15.89148 Cr** (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. 3.7852 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 till date is as given in Tables A and B below :



Signature of Engineer  
Name: Sant Kumar Sharma  
Address: - 166, Street No.6, Than Singh Nagar, Anand Parbat, New Delhi-110005  
Aadhar No.- 5302 8511 7341  
PAN No.- BNHPS3210H

# FOREVER INFRASTRUCTURE PVT.LTD.

2 PARK END 2ND FLOOR, VIKAS MARG, DELHI-110092,  
CIN NO.U70109DL2006PTC149727

Email: prabhatreality@gmail.com Tel: 01143017657

Tower bearing Number A & 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-TOWER A, TOWER B etc.)

| S.No. | Particulars                                                                                                                                  | UNIT       | TOWER A | TOWER B | 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 (Crore) | 7.9     | 7.9     | 15.8   |
| 2     | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs (Crore) | 7       | 7       | 14     |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                | %          | 88.61%  | 88.61%  | 88.61% |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs (Crore) | 0.9     | 0.9     | 1.8    |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs (Crore) | 0       | 0       | 0      |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )            | %          | 88.61%  | 88.61%  | 88.61% |

Signature of Engineer

Name: Sant Kumar Sharma

Address: - 166, Street No.6, Than Singh Nagar, Anand Parbat, New Delhi-110005

Aadhar No.- 5302 8511 7341

PAN No.- BNHPS3210H

**TABLE B**

Internal & External Development works and common amenities

| S.No. | Particulars                                                                                                                                                                                                           | UNIT       | 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). | Rs (Crore) | 3.9     |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | Rs (Crore) | 1.89148 |
| 3     | Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )                                                                                                                               | %          | 48.50   |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | Rs (Crore) | 2.00852 |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | Rs (Crore) | 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       |

Signature of Engineer

Name: Sant Kumar Sharma

Address: - 166, Street No.6, Than Singh Nagar, Anand Parbat, New Delhi-110005

Aadhar No.- 5302 8511 7341

PAN No.- BNHPS3210H

Chartered Accountants  
405, Roots Tower, Plot No. 7, District Centre, Laxmi Nagar, Delhi - 110092, Ph. : 011-43042405  
E-mail : vijay@vbrindia.com, Web. : www.vbrindia.com

Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

(FOR THE PURPOSE OF APPLICATION OF RERA REGISTRATION OF PROJECT)

Information as on 31.03.2024

Certification work Assigned vide letter No.-----

**Subject:** Certificate of amount incurred on PRABHAT HEIGHTS for Construction of Tower A & TOWER B situated on Khasra no./Plot No. GH-06, BLOCK- H1, CROSSING REPUBLIK, GHAZIABAD, U.P., Competent Authority/Development Authority GHAZIABAD DEVELOPMENT AUTHORITY, District GHAZIABAD, UTTAR PRADESH, PIN 201001, admeasuring 2850 sq. meter plot area, being developed by FOREVER INFRASTRUCTURE PVT. LTD. having RERA Registration No. BEING APPLIED, SEPARATE A/C No. 77705125402, Bank Name ICICI BANK LTD.

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rs.in lacs           | Rs. In lacs                                |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3                    | 4                                          |
| 1     | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);<br>(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR)" on money borrowed for purchase of land and also to Competent Authority. | 357.98               | 357.98                                     |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 357.98               | 357.98                                     |

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3                    | 4                                          |
| 2     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                  | 10                   | 14.2093                                    |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10                   | 14.2093                                    |
| 3A    | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 1970.00              | 1574.94                                    |
|       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1970.00              | 1574.94                                    |
| 3B    | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1970.00              | 1574.94                                    |





|    |                                                                                                                                                                                     |            |         |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
| 3C | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                       | 1970.00    | 1574.94 |
| 3D | Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction) | 0          | 0       |
| 3  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                | 1970.00    | 1574.94 |
| 4  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 2337.98    | 1947.13 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 88.00%     |         |
| 6  | Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%                                | 83.28%     |         |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              | 361.92     |         |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        | 253.342628 |         |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )                 | 1947.13    |         |
| 10 | Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account ) | 253.342628 |         |
| 11 | Balance available in Designated A/c.                                                                                                                                                | 7          |         |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   | 1693.78    |         |

This certificate is being issued on specific request of M/s FOREVER INFRASTRUCTURE PVT. LTD. For UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For VBR & Associates  
Chartered Accountants  
Firm Regn. No. 013174N

(Vijay Bansal)  
Partner  
M.No. 088744  
Date; 15.04.2024  
UDIN: 24088744BKFMKO4857

