



FORM – R

ENGINEER'S CERTIFICATE

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

To ,

Date : 05.01.2022

ARIHANT INFRA REALTORS PVT.LTD.

601,6th floor, Plot No. 17,

Sachdeva Corporate Tower,

DDA Community Centre

Karkardooma, New Delhi-110092

Subject : Certificate of Percentage of Completion of Construction Work of ARIHANT ARDEN No. of Building(s)/ FOUR (4) Block(s) of the III Phase of the Project [UPRERAPRI8415] situated on the Khasra No/ Plot no. GH-07, Demarcated by its boundaries (latitude and longitude of the end points) 28-35-15 to the North to the South 77-27-17 to the East to the West of village Patwari Tehsil Gautam Budh Nagar Competent/ Development authority Greater Noida Industrial Development Authority District GAUTAM BUDH NAGAR PIN 201306 admeasuring 11389 sq.mts. area being developed by **ARIHANT INFRA REALTORS PVT. LTD.**

Sir,

I/We Precision Valtech have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the ARIHANT ARDEN Building(s)/K,L,M,N Block/ Tower (s) of II Phase of the Project, situated on the Khasra No/ Plot no GH-07A, SECTOR 1, village Patwari Tehsil Gautambudh Nagar competent/ development authority Greater Noida Industrial Development Authority District Gautam budh Nagar PIN 201306 admeasuring 11389 sq.mts. area being developed by ARIHANT INFRA REALTORS 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) Shri DEEPAK MEHTA as Architect.
- (ii) Shri V.D.Sharma as Structural Consultant.
- (iii) Shri ANAND HAWALIA as MEP Consultant.
- (iv) Shri PARWEZ KHAN as Site Supervisor.





2. The project is Completed and got the completion certificate for full project in January 2019, already handover to RWA. 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. 132,00,00,000.00** (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 31.12.2021 is calculated at **Rs.132,00,00,000.00** (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. 0.00** (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 31.12.2021 date is as given in Tables A and B below :

Table A1 (Tower K)

(Building/Wing/Tower bearing Number or called Tower K)

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	33,00,00,000.00
2	Cost incurred as on Date 31.12.2021	33,00,00,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.00
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)	100%





Table A2 (Tower L)
Building/Wing/Tower bearing Number or called Tower L

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	29,00,00,000.00
2	Cost incurred as on Date 31.12.2021	29,00,00,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.00
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))	100%

Table A3(Tower M)
Building/Wing/Tower bearing Number or called Tower M

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	28,50,00,000.00
2	Cost incurred as on Date 31.12.2021	28,50,00,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.00
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))	100%

Table A4 (Tower N)
Building/Wing/Tower bearing Number or called Tower N

S.No.	Particulars	Amount(Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	29,00,00,000.00
2	Cost incurred as on Date 31.12.2021	29,00,00,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.00
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))	100%





Precision Valtech

We deliver business value

Rajani Gupta (B.E.-Civil, FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-1644756)
Govt. App. Valuer(V-04-2017-18)
Inst. of Valuer (F 25858)

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(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).	12,50,00,000.00
2	Cost incurred as on 31.12.2021	12,50,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00
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)	100%

Yours Faithfully,



Signature of Engineer

Name: Rajani Gupta

Address : 705/2, Express Garden, Vaibhav Khand, Indirapuram, Ghaziabad, U.P.201014

Aadhar no : 251307429219

PAN No. : AKOPG9214C

Licence No. : F : 25858 from Institute of Valuers.

Precision Valtech