



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(Under M/o Housing and Urban Affairs, Govt. of India)

Head Office:
"B" wing, 9th Floor, Janpath Bhawan,
Janpath, New Delhi-110001
Phone No. 23717249, 23739722

Site office:
Plot no 7, Sector- P 4, Builders Area,
Greater Noida, Uttar Pradesh
Contact no. 9871600733

FORM-R
DATE: 02.01.2026

ENGINEER'S CERTIFICATE

(For the purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of Group Housing CGEWHO Phase II with Six numbers of Buildings/Blocks and Non Tower area of the Project situated on the Khasra No/ Plot no 7, Sector P-4, Builders Area, Greater Noida (U.P.) Demarcated by its boundaries (latitude and longitude of the end points) 4995 792, 5518 181 to the North 4857 829, 5298 391 to the South 5438 255, 5052 997 to the East 4814 493, 5398 987 to the West of village Surajpur Tehsil Gautam Budh Nagar, Competent/ Development authority Greater Noida Industrial Development Authority, District Gautam Budh Nagar, PIN 201308 admeasuring 28049.73 sqm /153780.544 sqm area being developed by Central Govt Employees Welfare Housing Organisation (CGEWHO)

I We Satish Kumar Jain have undertaken assignment as General Manger (Projects) for certifying Percentage of Completion Work of the Six Building(s)/Block(s)/Towers with non tower area of 2nd Phase of the Project, situated on the Khasra No/ Plot no 7, Sector P-4, Builders Area, Greater Noida of village Surajpur Tehsil Gautam Budh Nagar, Competent/ Development authority Greater Noida Industrial Development Authority, District Gautam Budh Nagar, PIN 201308 admeasuring 28049.73 sqm /153780.544 sqm area being developed by Central Govt Employees Welfare Housing Organisation.

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) Sh. Rahul Tyagi, M/s R. T. & ASSOCIATE as Architect
- (ii) Sh. Gyan Chand as Structural Consultant
- (iii) M/s R.T. & ASSOCIATE as MEP Consultant
- (iv) Sh. Mobin Haider as Site Supervisor
- (v) Sh. Suresh Kumar as Site Supervisor

2 The project is in progress. 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 & 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 3333216527 (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 31.12.2025 is calculated at Rs 1160442831.00 (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 2172773696.00 (Total of S.No. 4 in Tables A and B).

6 It is certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.12.2025 date is as given in Tables A and B below :

TABLE A

Building/Wing/Tower bearing Number six or called D09/07, D10/08, D11/09, D12/09, D01/11, D02/12

(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	Unit	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs	2233473600
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	522620845
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	23.40%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	1710852755
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	23.40%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

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	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	1099742927
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs	637821986
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	58.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	461920941
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	58.00%

(Enclose separate sheet for the cost calculations)

Signature of PROJECT ENGINEER
Name Mobin Haider
Address C-135, 3rd Floor, Shaheen Bagh, Thokar No 8, Jamia Nagar, New Delhi
Aadhar No 846354997284
PAN No ACPPH5822E

Signature of PROJECT ENGINEER
Name Suresh Kumar
Address 15/136, Vasundhara, Ghaziabad, UP
Aadhar No 294233823056
PAN AJTPK3451B

Signature of AAO
Name Lanka Jagannath
Address Flat no 404, Block 6A, Prajay city Apartments, Miyapur, Hyderabad
Aadhar No 546017835671
PAN No AFYPL6491F

Signature of GENERAL MANAGER (PROJECTS)
Name Satish Kumar Jain
Address B 46, CEL Apartment, Vasundhara Enclave, Delhi
Aadhar No 507114068640
PAN No AENPJ4120R

Annexure A
List of Extra / Additional Items executed with Cost

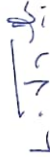
S.No.	Particulars	Unit	Amounts
1	Anticipated cost of deviation/ extra items	Rs	100000000
2	Extra items approved	Rs	0
3	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0



Signature of PROJECT ENGINEER
Name: Mohun Handar
Address: C-135, 3rd Floor, Shubeen Bagh, Thokar No. 8, Jamia Nagar, New Delhi
Aadhar No: 846354597284
PAN No: ACPPH5822E



Signature of PROJECT ENGINEER
Name: Suresh Kumar
Address: 15/136, Vasundhara, Ghazrabad, UP
Aadhar No: 294233823056
PAN: AJTPK3451B



Signature of A.A.O
Name: Lanka Jaganath
Address: Flat no. 404, Block 6A, Prajay city Apartments, Mysapur, Hyderabad
Aadhar No: 546017834671
PAN No: AFYPI6491F



Signature of GENERAL MANAGER (PROJECTS)
Name: Sanku Kumar Jain
Address: B-46, CEL Apartment, Vasundhara Enclave, Delhi
Aadhar No: 507114068640
PAN No: AENPH4120R