

BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA
MOBILE 09910278220

FORM-REG-1

ARCHITECT'S CERTIFICATE

No.-20 2021

Status Date:- 31-12-20

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/1 Block(s) of the Boulevard Walk Phase-02 of the Project UPRERAPRJ7295 situated on the Plot no C-2, Sector -4 ,Greater Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°36'27.6"N 77°26'04.1"E to the North 28°36'22.6"N 77°25'58.1"E to the South 28°36'24.4"N 77°26'05.0"E to the East 28°36'25.8"N 77°25'57.2"E to the West Tehsil Gautam Budh Nagar Competent/ Development authority Greater Noida District Gautam Budh Nagar PIN 201307 admeasuring 4035 sq.mts. area being developed by Regal Emporia Infratech Private Limited.

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the 1 Building(s)/1 Block/ Tower (s) of Boulevard Walk Phase-02 of the Project, situated on the Plot no C-2, Sector -4 ,Greater Noida tehsil Gautam Budh Nagar competent/ development authority Greater Noida District Gautam Budh Nagar PIN 201307 admeasuring 4035 sq.mts. area being developed by Regal Emporia Infratech Private Limited.

1. Following technical professionals are appointed by owner / Promoter :-

- M/s MODARCH INDIA as Architect
- M/s OPTIMIZATION CONSULTANT as Structural Consultant
- M/s V.S. KUKREJA & ASSOCIATES PVT. LTD. as MEP Consultant
- Shri SANJAY SINGH as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ7295 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	NIL number of Podiums	NIL
4	Stilt Floor	NIL
5	20 Slab of of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	50%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	32%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	75%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	14%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	5%


ARCHITECT
NITIN BHATIA, B. ARCH
CA/2007/40059
Mob. No. 9910278220
DELHI-110092

A Consultant Is Someone Who Saves His Client Almost Everything But Not Pay This Fee.

Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Y	Peripheral Road with footpath	0%
2	Water Supply	Y	Since municipal water supply may not be expected to fulfill the entire requirement, it is proposed to meet the total water requirement for the campus by other source/external supply such as bore wells etc. Water shall be passed through a multi grade filter, softened and chlorinated prior to the supply to the buildings	52%
3	Sewerage (chamber, lines, Septic Tank, STP)	Y	Soil & Waste from Toilet & Kitchen will be collected separately for soil & waste pipe line and after that sewer pipe line laid underground with manhole & connected to Centralized STP	10%
4	Storm Water Drains	Y	Separate line for rain water with Harvesting pit & Other line for soil & waste and connected to STO	0%
5	Landscaping & Tree Planting	Y	Landscaping and tree plantation as per plan	0%
6	Street Lighting	Y	Efficient & Effective design of substation with 100% Power back up & street light in walk way and parks. Adequate design to reduce losses in transmission & distribution.	0%
7	Community Buildings	Y	NA	NA
8	Treatment and disposal of sewage and sullage water	Y	Sewer water treatment through Centralized STP with their disposal arrangement	15%
9	Solid Waste management & Disposal	Y	Collection & Disposal	0%
10	Water conservation, Rain water harvesting	Y	VFD based hydro pneumatic pumps used with sensor, treated STP water used for flushing & Horticulture	0%
11	Energy management	Y	VFD based Pumps & equipment selected on best energy efficient point. Photoelectric sensor used for external and common area light with provision of solar energy	0%
12	Fire protection and fire safety requirements	Y	Internal & external hydrant system, sprinkler, Heat Detector, smoke detector MCP & Fire Extinguishers in all floors. As per Fire norms	3%
13	Electrical meter room, sub-station, receiving station	Y	Efficient & Effective design of substation with 100% Power back up & street light in walk way and parks. Adequate design to reduce losses in transmission & distribution.	0%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully


ARCHITECT

Signature & Name (AR. NITIN BHATIA, B. ARCH
CA/2007/40059
Licence NO. CA/2007/40059
Mob. No. 9910278220
A-14, VIVEK VIHAR-II
DELHI-110095



GUPTA JATIN & ASSOCIATES

(CHARTERED ACCOUNTANTS)

Office No-105, First Floor, Lotus Tower, F-6
Vijay Block, Laxmi Nagar, New Delhi - 110092

Form REG — 03

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information up to 31st December, 2020

Certification work Assigned vide letter No. CA/001/BW/2020-21 dated 01/04/2020

Subject: Certificate of amount incurred on Boulevard Walk Phase 2 for Construction of 1 Tower/Block/Building(s) 1 situated on Khasra no./Plot No. C-04, demarcated by its boundaries (latitude and longitude of the end-points) 28,36',22.91" to the North 28,36',27.56" to the South 77,25',58.07" to the East 77,26',04.05" to the West Tehsil Gautam Budh Nagar Competent Authority/Development Authority Greater Noida Authority, District Gautam Budh Nagar, PIN 201307, admeasuring 4035 sq. meter area, being developed by REGAL EMPORIA INFRATECH PRIVATE LIMITED having RERA Registration No UPRERAPRJ7295, Designated A/C No. 250027003030 Bank Name Indusind Bank

S.No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	2,424.20	1,197.17
	(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;		
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(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);		
	(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.		
	SUB TOTAL LAND COST (in Rs.)	2,424	1,197
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.61	0.51
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)-part of construction cost		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	0.61	0.51
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	8,210.81	4,381.40
	(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);		
	(c) Cost of material actually purchased;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,210.81	4,381.40



3B	Cost of construction incurred (As Certified by Project Engineer)		4,381.40
3C	Total Construction Cost (Lower of 3A and 3B.)	8,210.81	4,381.40
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)	1,126.21	1,086.17
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9,337.02	5,467.58
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11,761.83	6,665.25
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	53.36%	
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)%	56.67%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		8,841.57
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		6,189.10
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)		6,665.25
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)		6,189.10
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		476.16

This certificate is being issued on specific request of M/s Regal Emporia Infratech 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. Total constructions cost distributed phase wise according to the Engg. Certificate.

For Gupta Jatin & Associates

(Chartered Accountants)

FRN - 029401N



(CA Jatin Gupta)

Partner,

M. No. - 522225

Place - Delhi

Date - 15.01.2021

UDIN - 2152225AAAAAT4098



Piyush Kumar Gupta

AMIE (Civil), Chartered Engineer

Construction Management & Valuation

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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)/1 Block(s) of the Boulevard Walk Phase-02 of the Project UPRERAPRJ7295 situated on the Plot no C-2, Sector -4 ,Greater Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°36'27.6"N 77°26'04.1"E to the North 28°36'22.6"N 77°25'58.1"E to the South 28°36'24.4"N 77°26'05.0"E to the East 28°36'25.8"N 77°25'57.2"E to the West Tehsil Gautam Budh Nagar Competent/ Development authority Greater Noida District Gautam Budh Nagar PIN 201307 admeasuring 4035 sq.mts. area being developed by Regal Emporia Infratech Private Limited.

I PIYUSH KUMAR GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the 1 Building(s)/1 Block/ Tower (s) of Boulevard Walk Phase-02 of the Project, situated on the Plot no C-2, Sector -4 ,Greater Noida tehsil Gautam Budh Nagar competent/ development authority Greater Noida District Gautam Budh Nagar PIN 201307 admeasuring 4035 sq.mts. area being developed by Regal Emporia Infratech 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) M/s MODARCH INDIA as Architect
- (ii) M/s OPTIMIZATION CONSULTANT as Structural Consultant
- (iii) M/s V.S. KUKREJA & ASSOCIATES PVT. LTD. as MEP Consultant
- (iv) Shri SANJAY 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 ₹82,11,00,000 (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 31-12-20 is calculated at ₹43,81,40,422 Percentage completion till date :- 53.36% (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 ₹38,29,59,578 (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 31-12-20 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number OFFICE

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)	₹56,64,76,061
2	Cost incurred as on Date	₹31,00,95,430
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	54.74%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹25,63,80,631
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)	54.74%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974

TABLE B
Internal & External Development works and common amenities

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).	₹25,46,23,939
2	Cost incurred as on	₹12,80,44,992
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	50.29%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹12,65,78,947
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)	50.29%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974

Signature of Engineer

Name PIYUSH KUMAR GUPTA
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Aadhar No. 268793091967
PAN No. ADAPG1239Q
License No:- AM1071974 of Authority -The Institution of Engineers (India)