



FORM R

Date: 11-06-2024

ENGINEER'S CERTIFICATE (On Letter Head)

(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 PRATEEK GRAND BEGONIA (PHASE II) AT PRATEEK GRAND CITY No. of Building(s)/ 06 Block(s) of the Phase II (Out of II Phases) of the Project (APPLIED FOR) situated on the Khasra No/ Plot no PART OF PLOT NO.-04/BS-05 AND 04/BS-01,Sidharth Vihar Ghaziabad.
Demarcated by its boundaries (latitude and longitude of the end points)) 28°38'46.0"N 77°24'22.3"E to the North 28°38'42.2"N 77°24'08.9"E to the South 28°38'42.2"N 77°24'09.0"E to the East 28°38'49.0"N 77°24'10.0"E to the West of village Ghaziabad Tehsil Ghaziabad Competent/ Development authority U.P. AWAS EVAM VIKAS PARISHAD District Ghaziabad PIN- 201009 admeasuring 25295.04.00 sq.mts. area (Part of 154916.51 sq.mtrs. Allot) being developed by [PRATEEK REALTORS INDIA PVT. LTD.]

I/We M/s Sudha Technical Consultants Private Limited have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the PRATEEK GRAND BEGONIA (PHASE II) AT PRATEEK GRAND CITY, Building(s)/ 06 Block/ Tower (s) of Phase II (Out of II Phases) of the Project, situated on the Khasra No/ Plot no PART OF PLOT NO.-04/BS-05 AND 04/BS-01,SIDHARTH VIHAR GHAZIABAD of village Ghaziabad- tehsil Ghazibad competent/ development authority U.P. AWAS EVAM VIKAS PARISHAD District Ghazibad PIN- 201009 admeasuring 25295.04 sq.mts. area (Part of 154916.51 sq.mtrs. Allot) being developed by [PRATEEK REALTOR INDIA PVT. LTD.]

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Anuj Agarwal Architects And Design & Development By M/S Architect Hafeez Contractor as L.S. / Architect ;
- (ii) M/s/Shri/Smt VMS Consultant Pvt. Ltd. as Structural Consultant
- (iii) M/s/Shri/Smt CESPL as MEP Consultant
- (iv) M/s/Shri/Smt Rajesh Kr. Agarwal as Site Supervisor

2. The project is proposed . 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. 435.86 crores (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 11-06-2024 is Rs NIL (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. 435.86** crores.(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 11-06-2024 is as given in Tables A and B below :

TABLE A

(Refer Para 6 of Engineer's Certificate of Prateek Grand Begonia II)

Dated : 11-06-2024

| S.No. | Particulars | T- B5 | T-B6 | T- BI 9 | T- BI 10 | T- B11 | T- B12 | Amount (Cr) Rs. |
|---|--|-------|-------|---------|----------|--------|--------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 67.82 | 72.55 | 57.74 | 57.74 | 66.34 | 70.17 | 392.360 |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | 67.82 | 72.55 | 57.74 | 57.74 | 66.34 | 70.17 | 392.360 |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | 0 | 0 | 0 | 0 | 0 | 0 | 0.000 |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) | | | | | | | | |

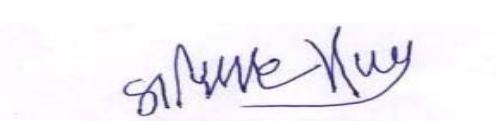
Signature of Engineer

Name: KAPIL DEO BHAGAT

Address: C2B-11B, JANAKPURI,
NEW DELHI - 110058

Aadhar No. 498609868698

PAN No. AAVPB1136F



KAPIL DEO BHAGAT
 B.TECH CIVIL ENGG I.I.T.(KHARAGPUR)
 F.I.E.(REGN NO F-015542-6)
 CONSULTING STRUCTURAL ENGINEER
 SUDHA TECHNICAL CONSULTANTS (P) LTD.
 C2B-11B JANAKPURI, NEW DELHI-110058

TABLE B
 (Refer Para 6 of Engineer's Certificate of Prateek Grand Begonia II)
 Dated :11-06-2024

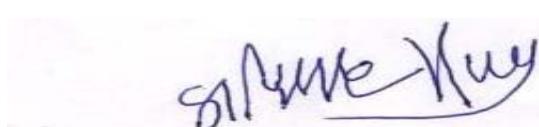
| S.No. | Particulars | Amount (Cr) Rs. |
|---|---|----------------------------|
| 1 | Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). | 43.50 |
| 2 | Cost incurred as on_(based on the actual cost incurred as per records) | 0 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100) | 0.00% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | 43.5 |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | 0.000 |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | 0.00% |
| (Enclose separate sheet for the cost calculations) | | |

Signature of Engineer

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