



FORM-R

ENGINEER'S CERTIFICATE

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

Date : 15.05.2018

Certificate No. : ECAG019

Subject: Certificate of Percentage of Completion of Construction Work of LE GARDEN (PHASE 2 - TOWER H, I, J, O, Q) No. of Building(s)/ 5 Block(s) of the SECOND Phase of the Project UPRERAPRJ3828 situated on the Khasra No/ Plot no GH 02, SEC-16, GREATER NOIDA.

Demarcated by its boundaries (latitude and longitude of the end points) 28-36-24 N to the North 28-36-27 N of the South 77-27-34 E to the East 77-27-30 E to the West of village _____ Tehsil _____ Competent/ Development authority GREATER NOIDA AUTHORITY District GAUTAM BUDDHA NAGAR PIN _____ admeasuring 16,453 sq.mts. area being developed by AJNARA REALTECH LIMITED.

I/We Precision Valtech have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the LE GARDEN PHASE 2 Building(s)/ 05 Block/ Tower (s) of SECOND Phase of the Project, situated on the Khasra No/ Plot no GH 02, SEC-16, GREATER NOIDA of village _____ tehsil _____ competent/ development authority GREATER NOIDA AUTHORITY District GAUTAM BUDDHA NAGAR PIN _____ admeasuring 16,453 sq.mts. area being developed by AJNARA REALTECH 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/Shri/Smt SPACE DESIGNERS INTERNATIONAL as Architect
- (ii) M/s/Shri/Smt OPIMUM DESIGN PVT LTD as Structural Consultant
- (iii) M/s/Shri/Smt CONSUMATE ENGINEERING SERVICES PVT LTD as MEP Consultant
- (iv) M/s/Shri/Smt Pradeep Rathor 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.220.77 cr. (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 31.03.2018 is calculated at Rs.149.9 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.70.82 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 31.03.2018 date is as given in Tables A and B below :





Table A

Building/Wing/Tower bearing Number H or called TOWER H

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	Rs 50.19 cr.
2	Cost incurred as on Date 31.03.2018	Rs 32.62 cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost)	65%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 17.56
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	0%

Table A 1

Building/Wing/Tower bearing Number I or called TOWER I

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	Rs 28.88 cr.
2	Cost incurred as on Date 31.03.2018	Rs 20.21
3	Value of Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 8.66
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	0%

Table A 2

Building/Wing/Tower bearing Number J or called TOWER J

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	Rs 50.19 cr.
2	Cost incurred as on Date 31.03.2018	Rs 32.62
3	Value of Work done in Percentage (as Percentage of the estimated cost)	65%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 17.56
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	0%

Table A 3

Building/Wing/Tower bearing Number O or called Tower O

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	Rs 33.29 cr.
2	Cost incurred as on Date 31.03.2018	Rs 23.30 cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 9.98 cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	0%

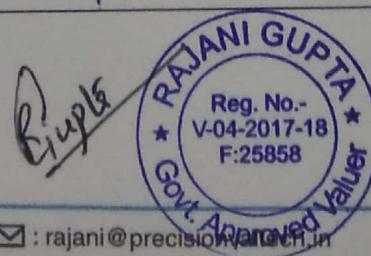




Table A 4
Building/Wing/Tower bearing Number Q or called TOWER Q

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	Rs 31.72 cr.
2	Cost incurred as on Date 31.03.2018	Rs 22.00 cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 9.51 cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	0%

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	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	Rs 26.50 cr.
2	Cost incurred as on 31.03.2018	Rs 18.95 cr.
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	72%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 7.55 cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	0%



Signature of Engineer

Name : Rajani Gupta
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Aadhar No. : 251307429219
PAN No. : AKOPG9214C
Licence No. : F: 25858 from Institution of Valuers, New Delhi

PRECISION VALTECH