

# STARCITY BUILDERS AND PROMOTERS LLP

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LLPIN: ABB-3147

FORM-R

## ENGINEER'S CERTIFICATE

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

No: SBPL/ACE/2023/10

Date: 09/10/2023

**Certificate of Percentage of Completion of Construction Work of ACE YXP No. of Building(s)/ One Block(s) of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no C1 & C2, TS-06, Sector 22D, Yamuna Expressway, YEIDA City, Distt. Gautam Budha Nagar, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28°18'59.83"N; 77°33'01.10"E to the North 28°18'53.40"N; 77°33'00.11"E to the South 28°18'54.88"N; 77°33'04.33"E to the East 28°18'57.08"N; 77°32'58.01"E to the West of village Moonjkhhera Tehsil Gautam Budha Nagar Competent/ Development authority YEIDA District Gautam Budha Nagar PIN 203201 admeasuring 16004.32 sq.mts. area being developed by M/S Starcity Builders & Promoters LLP [Promotor's Name]**

I, Babin Kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the ACE YXP Building(s)/ One Block/ Tower (s) of the Project, situated on the Plot no C1 & C2, TS-06, Sector 22D, Yamuna Expressway, YEIDA City, Distt. Gautam Budha Nagar, U.P. of village Moonjkhhera tehsil Gautam Budha Nagar competent/ development authority YEIDA District Gautam Budha Nagar PIN 203201 admeasuring 16004.32 sq.mts. area being developed by M/S Starcity Builders & Promoters LLP [Promotor's Name]

**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:

- M/s/Shri/Smt Ravi Kumar Garg as L.S. / Architect ;
- M/s/Shri/Smt Pankish Goel as Structural Consultant
- M/s/Shri/Smt Udayan Chaudhary as MEP Consultant
- M/s/Shri/Smt Babin Kumar 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. 147 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 09/10/2023 is calculated at **Rs.0** (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. 147 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 09/10/2023 date is as given in Tables A and B below :

Table A

S.No.	Particulars		Tower
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs	107
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	0
3	Value of Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100)	%	0
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	107
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 )	%	0
(Enclose separate sheets for the cost calculations for each unit/building or tower)			

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).	Rs. 40.00 Cr
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 40.00 Cr
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 )	0%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name : Babin Kumar  
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PAN No. : CLCPK4843G