

Er. Kapil Dev Prasad

B.Tech(Civil)

FORM-R

Ref: EC/24-25/0021.

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 M/S Rhomes Miraabilis LLP (PROJECT NAME - MIRAABILIS). KHASRA NO - 221 M (PART),222 M ,223M (PART), 224 M (PART),302 M,303 M,304 (PART),307(PART) ,No. of Building(s)/4 Block(s) of the Project [UPRERA Registration Number] demarcated by its boundaries (latitude and longitude of the end points) LATITUDE 28°38'59.75"N, LONGITUDE 77°20'53.97"E to the North 28°38'57.93"N, LONGITUDE 77°20'57.74"E to the South 28°38'57.72"N, LONGITUDE 77°20'51.25"E to the East 28°39'00.31"N, LONGITUDE 77°21'00.36"E to the West of village Makanpur Tehsil GHAZIABAD, Competent/ Development authority GDA District GHAZIABAD, PIN 201010 admeasuring 24081.00 sq.mts. area being developed by M/s Rhomes Miraabilis LLP.

I Kapil Dev Prasad have undertaken assignment as **Project Engineer** for certifying Percentage of Completion Work of the **M/S Rhomes Miraabilis LLP (PROJECT NAME - MIRAABILIS)** at KHASRA NO - 221 M (PART),222 M ,223M (PART), 224 M (PART),302 M,303 M,304 (PART),307 (PART) UP, No. of Building(s)/4 Block(s) of the Project NEW Registration situated on the Khasra No/ KHASRA NO - 221 M (PART),222 M ,223M (PART), 224 M (PART),302 M,303 M,304 (PART),307 (PART) , UP. of village Makanpur tehsil GHAZIABAD competent/ development authority GDA District GHAZIABAD PIN 201010 admeasuring 24081.00 sq.mts. area being developed by M/S Rhomes Miraabilis LLP.

1. Following technical professionals are appointed by owner / Promotor:-
 - (i) M/s/Shri/Smt Vishal Sharma as L.S. / Architect;
 - (ii) M/s/Shri/Smt Dr. Vinod Jain as Structural Consultant
 - (iii) M/s/Shri/Smt Anand Havelia as MEP Consultant
 - (iv) M/s/Shri/Smt Vijay Tomer as Site Supervisor
2. The project is new project. 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.525 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 **27-03-2025** is calculated at **Rs. 93.35 Lakhs** (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. 52406.65 Lakhs** (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 **27-03-2025** date is as given in Tables A and B below:

Table A

Building/Wing/Tower bearing Number **A1, A2, A3 or COLLECTIVELY** called "MIRABILIS" (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	Amounts In Lakhs Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	46300.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of 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)	46300.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
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 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	Amounts In Lakhs 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).	6200.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	93.35
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	1.51%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	6106.65
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	1.51%
(Enclose separate sheet for the cost calculations)		

Kapil Dev Prasad
B-tech (Civil)

Signature of Engineer

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Date **27-03-2025**