



ENGINEER'S CERTIFICATE

Date: 18-12-2023

M/s Splendor Information Technology Pvt. Ltd.
Unit No: 3-6, Ground Floor, Splendor Forum,
3, Jasola District Centre,
New Delhi-110025

Subject: Certificate of Percentage of Completion work of Tower-A namely ONYX Blue of the Project - ONYX [Promoters Registration No. UPRERAPRM242581 and UPRERA Registration to be applied] situated on Plot No. 6, Sector - 142, Noida, demarcated by its boundaries (latitude and longitude of the end points) Point no. 1 (Latitude 28.502504, Longitude 77.412650) Point No. 2 Latitude 28.504681, Longitude 77.412507), of Sector-142, Noida, District - Gautam Budha Nagar, Uttar Pradesh - 201305, admeasuring 20638 Sq. Mts. being developed by M/s Splendor Information Technology Pvt. Ltd.

We, NNC Design International have undertaken assignment as Project Architect for certifying Percentage of Completion work of Tower A namely ONYX Blue of the Project - ONYX, situated on Plot No. 6, Sector - 142, Noida, District - Gautam Budha Nagar, Uttar Pradesh - 201305, admeasuring 20638 Sq. Mts. (73357.59 Sq. Mts. built up area) being developed by M/s Splendor Information Technology Pvt. Ltd. (hereinafter referred to as 'the Project').

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. ACPL Design Limited as Architect
- (ii) M/s. NNC International as Structural Consultant
- (iii) M/s. Udyan Chaudhari Associates as MEP Consultant
- (iv) Mr. Tulsi Das Sharma 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.24,469.29 Lakhs (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 is calculated at Rs.558.39 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.23,910.90 Lakhs (Total of S.No. 4 in Tables A and B).

NNC DESIGN INTERNATIONAL
CONSULTING ENGINEERS

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 18/12/2023 date is as given in Tables A and B below:

Table A

Building/Wing/Tower bearing Number **Tower A** (namely ONYX Blue) of Project “**ONYX**”
(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	Amount (Rs. in Lakhs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	21,076.07
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	461.56
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.19 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	20,614.51
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	2.19%
(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	Amount (Rs. in Lakhs)
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).	3,393.22
2	Cost incurred as on (based on the actual cost incurred as per records)	96.83
3	Work done in Percentage. (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.85%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	3,296.39
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	2.85%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name : DR MAQSUD E NAZAR,
Chartered Engineer

Registration No : AM/089710/0

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Annexure A

**List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)**

--- NIL ---



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