



INDIVALE ADVISORS PRIVATE LIMITED

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IVAPL/01/092022/PARAS-129

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ENGINEER'S CERTIFICATE

FORM-REG-2

Subject:- Certificate of Percentage of Completion of Construction Work of 3 Blocks of Commercial Project Building(s) of the M/s. Ambit Buildwell Private Limited, Project Paras Avenue situated on the plot no. - C3H1, block no. C3, in Sector - 129, NOIDA U.P Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°30'23.4"N 77°23'23.1"E to the North East 28°30'23.4"N+77°23'23.1"E to the South West and 28°30'23.4"N 77°23'23.1"E to the East North 28°30'23.4"N 77°23'23.1"E to the West South Development authority Noida Development Authority District Gautam Buddha Nagar Pin 201301 admeasuring 8240 sq.mts. area being developed by M/s. Ambit Buildwell Private Limited.

I **Er. Raj Kumar Das** have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the Commercial Project Building(s) of the Paras Buildtech, of the Commercial Project situated on the Plot no. C3H1, block no. C3, in Sector - 129, NOIDA U.P. New Okhla Industrial Development Authority District Gautam Buddha Nagar PIN 20101 admeasuring 8240 sq.mts. area being developed by **M/s. Ambit Buildwell Private 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:

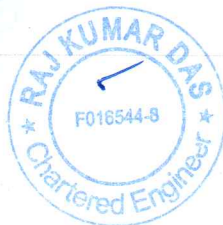
- (i) **M/s ACPL DESIGN Ltd. as an Architect**
- (ii) **M/s VINTECH Consultants as Structural Consultant**
- (iii) **M/s Sunil Nayyar Consulting Engineer MEP Consultant**
- (iv) **Mr. Narendar Vidhuri as Site Supervisor**

2. The project is at starting stage. 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 have estimated the Total Cost for completion of the project under reference as ₹ 2,20,33,98,450 (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 14.09.2022 is calculated at ₹ 5,74,00,000 Percentage completion till date: - 2.605% (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 ₹2,14,59,98,450 (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 14.09.2022 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number
Commercial Paras Avenue

S.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 2,00,30,89,500
2	Cost incurred as on Date	₹ 5,74,00,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.86%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 1,94,56,89,500
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)	2.86%

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).	₹ 20,03,08,950
2	Cost incurred as on	₹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)	₹ 20,03,08,950
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Signature of Engineer

Name **Er. RAJ KUMAR DAS**

B.E., M Tech (Struct.)- IIT Delhi

License No:- Chartered Engineer Institution of Engineers(India) ,

Fellowship No.F/016544-8

C/o Indivalue Advisors Pvt. Ltd.

B1/H3, Mohan Co-Operative Industrial Area Mathura Rd, Block B New Delhi 110044



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