



## SUDHA TECHNICAL CONSULTANTS PVT. LTD.

Consulting Engineers & Project Managers

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### FORM-R

#### ENGINEER'S CERTIFICATE

**Subject:** (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)  
Certificate of Percentage of Completion of Construction Work of GRAND PAEONIA AT PRATEEK GRAND CITY No. of Building(s) / 09 Block(s) of the Complete Phase of the Project [UPRERAPRJ 1133] situated on the Khasra No/ Plot no PART OF PLOT NO.-04/BS-05 AND 04/BS-01, Sidhart Vihar Ghaziabad.  
Demarcated by its boundaries (latitude and longitude of the end points) 28.6480 to the North 77.4032 to the South 28.646155 to the East 77.406610 to the West of village Ghaziabad Tehsil Ghaziabad Competent/ Development authority U.P. AWAS EVAM VIKAS PARISHAD District Ghaziabad PIN- 201009 admeasuring 33185.00 sq.mts. area (Out of 154916.51 sq.mtrs. Allot) being developed by [PRATEEK REALTORS INDIA PVT. LTD.]

I/We Sudha Technical Consultants Pvt. Ltd. have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the GRAND PAEONIA AT PRATEEK GRAND CITY Building(s) / 09 Block/ Tower (s) of Complete Phase of the Project, situated on the Khasra No/ Plot no PART OF PLOT NO.-04/BS-05 AND 04/BS-01, SIDHARTH VIHAR GHAZIABAD of village Ghaziabad- tehsil Ghazibad competent/ development authority U.P. AWAS EVAM VIKAS PARISHAD District Ghazibad PIN- 201009 admeasuring 33185.00 sq.mts. area (Out of 154916.51 sq.mtrs. Allot) being developed by [PRATEEK REALTOR INDIA PVT. LTD.]

**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 Deepak Mehta & Associates And Design Concept By M/S Architect Hafeez Contractor- as L.S. / Architect
- (ii) M/s/Shri/Smt VMS Consultant Pvt. Ltd. as Structural Consultant
- (iii) M/s/Shri/Smt CESPL as MEP Consultant
- (iv) M/s/Shri/Smt Rajesh Kr. Agarwal 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. 471.15 crores (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 August 2018 is calculated at Rs. 275.00 crores (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. 196.15 crores (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 31st December 2020 date is as given in Tables A and B below :

**DIWAKAR BHAGAT**

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BE. CIVIL (HONS) B.I.T MESRA RANCHI,

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FIAStructE (F - 307), mASCE (IS - 482),

F.I.E. (F - 1217751), CHARTERED ENGINEER

CONSULTING STRUCTURAL ENGINEER

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Table A1  
Building/Wing/Tower bearing Number P1

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	42.62
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	14.89
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	34.94%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	27.73
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	34.94%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

Table A2  
Building/Wing/Tower bearing Number P2

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	59.15
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	18.98
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	32.09%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	40.17
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	32.09%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

Table A3  
Building/Wing/Tower bearing Number P3

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	42.62
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	12.53
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	29.40%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	30.09
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	29.40%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

Table A4  
Building/Wing/Tower bearing Number P4

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	55.52
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	18.5
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	33.32%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	37.02
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	33.32%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

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**Table A5**  
Building/Wing/Tower bearing Number P5

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	59.15
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	58.23
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	98.44%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.92
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	98.44%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

**Table A6**  
Building/Wing/Tower bearing Number P6

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	55.52
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	54.45
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	98.07%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1.07
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	98.07%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

**Table A7**  
Building/Wing/Tower bearing Number P7

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	43.05
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	39.95
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	92.80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3.1
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	92.80%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

**Table A8**  
Building/Wing/Tower bearing Number P8

(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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	31.58
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	23.000
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	72.83%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	8.58
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	72.83%

(Enclose separate sheets for the cost calculations for each unit/building or tower)



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**Table A9**  
 Building/Wing/Tower bearing Number P9  
 (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 (Cr) Rs.
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority, (based on the original Estimated cost)	42.7
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	19.73
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	46.21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22.97
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	46.21%
(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 (Cr) 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).	39.25
2	Cost incurred as on,(based on the actual cost incurred as per records)	14.74
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 )*100 )	37.55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	24.51
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100 )	37.55%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer  
 Name : Diwakar Bhagat  
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