

NIKHIL KUMAR

B. Tech. (CIVIL)

Address: -

Village + P.O.- Duhai,
Delhi - Meerut Road,
N.H. - 58, Ghaziabad,
Uttar Pradesh - 201001
Mob.- 9910102409

FORM-R

Date: 29.07.2024

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Registration of the Project Commercial Complex "ADITYA SCO COMPLEX" situated on the Plot No. Commercial-2, Park Town, Integrated Township, Village Shahpur Bamheta & Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries (Latitude 28°39'25"N, Longitude 77°28'50"E to the North-East, Latitude 28°39'25"N, Longitude 77°28'49"E to the North-West, Latitude 28°39'23"N, Longitude 77°28'48"E to the South-East & Latitude 28°39'23"N, Longitude 77°28'47"E to the South-West of the end points) 30 M wide Road to the South-East, others property to the North-West, others property to the South-West and 30 M Green belt to the North-East. Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 3491.61 sq.mts. area being developed by M/s UTILITY ESTATES PRIVATE LIMITED.

We, "NIKHIL KUMAR" have undertaken assignment as Project Engineer of certifying Estimate of the Project Estimate of the Project Commercial Complex "ADITYA SCO COMPLEX" situated on the Plot No. Commercial-2, Park Town, Integrated Township, Village Shahpur Bamheta & Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh. Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 3491.61 sq.mts. area being developed by M/s Utility ESTATES PRIVATE LIMITED.

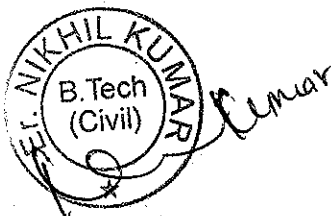
This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Mr. Gian P. Mathur as Architect for M/s GIAN P. MATHUR AND ASSOCIATES (P) LTD
- (ii) Mr. Ghulam Sarwar as structural Consultant for M/s Keen Associates Pvt. Ltd.
- (iii) Mr. Bikramjeet Kukreja as MEP consultant for M/s VC Consulting
- (iv) Mr. Bhushan Tyagi as Site Supervisor

2. The project is new. 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. 32,72,45,772/- (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. NIL (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. 32,72,45,772/- (Total of Sl.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 date is as given in Tables A and B below :

Table A

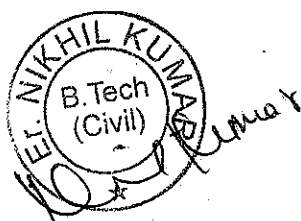
Building/Wing/Tower bearing Number- "ADITYA SCO COMPLEX"

Sr. No.	Particular	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.30,32,50,172/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs.0.00/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.30,32,50,172/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. NIL
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)

Sr. 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	Rs. 2,39,95,600/-

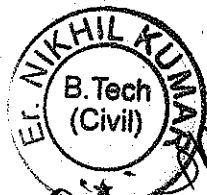


 NIKHIL KUMAR
 B.Tech
 (Civil)

	from Competent Authority (based on the original Estimated Cost).	
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0.00
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)	Rs.2,39,95,600/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
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 sheet for the cost calculations)		

Signature of Engineer

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