

ENGINEER'S CERTIFICATE

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

No: TCHPLTD/ACE/2024/1

Date: 01/10/2024

Subject: Certificate of Percentage of Completion of Plotted Development For M/S Three C Homes Pvt. Ltd. at Plot No.- TS-01, Sector-22A, Yamuna Expressway G B Nagar, UP No. of Building(s)/886 plots(s) of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no TS-01, Sector 22A, Yamuna Expressway, Distt. Gautam Budha Nagar, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28°20'2.058"N; 77°32'41.2116"E to the North 28°19'47.892"N; 77°32'33.936"E to the South 28°19'34.824"N; 77°32'52.764"E to the East 28°19'49.944"N; 77°32'46.6188"E to the West of village NA Tehsil Gautam Budha Nagar Competent/ Development authority YEIDA District Gautam Budha Nagar PIN _____ admeasuring 4,04,860.60 sq.mts. area being developed by M/S Three C Homes Pvt. Ltd. [Promotor's Name]

I, Vishal sharma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Plotted Development For M/S Three C Homes Pvt. Ltd. at Plot No.- TS-01, Sector-22A, Yamuna Expressway, G B Nagar, UP Building(s)/ 886 Plots(s) of the Project, situated on the Plot no TS-01, Sector 22A, Yamuna Expressway, Distt. Gautam Budha Nagar, U.P. of village NA tehsil Gautam Budha Nagar competent/ development authority YEIDA District Gautam Budha Nagar PIN _____ admeasuring 4,04,860.60 sq.mts. area being developed by M/S Three C Homes Pvt. Ltd. [Promotor's Name]

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:

- M/s/Shri/Smt Vishal Sharma as L.S. / Architect ;
- M/s/Shri/Smt V.D Sharma as Structural Consultant
- M/s/Shri/Smt Anand Havelia as MEP Consultant
- M/s/Shri/Smt Ajiv Kumar Jain 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. 155 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 **09.10.2024** is calculated at Rs.Rs. **0 Cr.** (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. 155 Cr** (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 **09.10.2024** date is as given in Tables A and B below :

Table A

S.No.	Particulars	Amounts (in crore)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the Revised Estimated cost)	20
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	0
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0
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 (1*100)/(2+5)	0

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

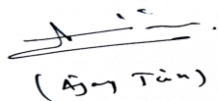
TABLE B

Internal & External Development works and common amenities

S.No.	Particulars	Amounts (in crore)
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).	135
2	Cost incurred as on (based on the actual cost incurred as per records)	0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
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%

(Enclose separate sheet for the cost calculations)

Signature of Engineer



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