

ENGINEER'S CERTIFICATE (On Letter Head)

Date: 30.05.2023

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

Subject: Certificate of Percentage of Completion of Construction Work of GREEN RESERVE TOWER 1 AND 2 of the 1st Phase (BLOCK-1) of the Project [UPRERA Registration Number] situated on the Khasra no./Plot no B24A admeasuring area 12394 sq.m. in larger land admeasuring 24705 sq.m. situated on plot nos B24A & B22B, SECTOR 128, JAYPEE WISHTOWN, NOIDA. Demarcated by its boundaries (latitude and longitude of the end points) 28°31'26.48"N 77°21'38.24"E to the North 28°31'17.80"N 77°21'38.10"E to the South 28°31'21.32"N 77°21'40.20"E to the East 28°31'22.40"N 77°21'36.04"E to the West of village Sultanpur Tehsil Dadri Development authority NOIDA District GAUTAM BUDH NAGAR PIN 201304 being developed by Larsen & Toubro Limited

I Shri. Vinod Tiku have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Residential Building(s)/ Block 1 comprising of 2 Towers numbered as 1 & 2 of First Phase of the Project, situated on the Plot no B24A & B22B, Sector 128, Jaypee Wishtown, NOIDA of village Sultanpur tehsil Dadri development authority NOIDA District GAUTAM BUDH NAGAR PIN 201304 admeasuring 12394sq.m.in larger land admeasuring 24705 sq.m.being developed by Larsen & Toubro 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/Smt Swapna Dipankar Nath as Architect
- (ii) M/s/Shri/Smt Mohd Naseem (Thornton Tomasetti) as Structural Consultant
- (iii) M/s/Shri/Smt Rajnish Aggarwal (PDA Consultants) as MEP Consultant
- (iv) M/s/Shri/Smt Sumit Maurya as Site Supervisor

2. The project is yet to commence. 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. 60,000 Lacs (Total of S.No. 1 in Tables A1,A2 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 30.05.2023 is calculated at Rs. NIL (Total of S. No. 2 in Tables A1,A2 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. 60,000 Lacs (Total of S.No. 4 in Tables A1,A2 and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.05.2023 date is as given in Tables A1,A2 and B below :

Table A1

Building/Wing/Tower bearing Number BLOCK 1 (Tower 1)

(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	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 24570 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 0.00 Lacs
3	Value of 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 24570 Lacs
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 sheet for the cost calculations)		

Table A2

Building/Wing/Tower bearing Number BLOCK 1 (Tower 2)

(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	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	Rs 30230 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 0.00 Lacs
3	Value of 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 30230 Lacs
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 +	0.00%
(Enclose separate sheet for the cost calculations)		

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	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities	Rs. 5200
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0.00 Lacs
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)	Rs 5200 Lacs
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 +	0%
(Enclose separate sheet for the cost calculations)		

VINOD K TIKU
 CHARTERED ENGINEER (CIVIL)

F-124328-0

THE INSTITUTION OF ENGINEERS (INDIA)

Signature of Engineer

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Registered Chartered Engineer (India) No. F-124328-0 & Approved Valuer, Immovable Property No. F-28294