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ENGINEER'S CERTIFICATE

FORM-R

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 Gateway Plaza Building(s)/Block(s) of the Gateway Plaza Phase of the Project situated on the Khasra No/ Plot no REP-01, Sector 27
Demarcated by its boundaries (latitude and longitude of the end points) 28.4700 to the North 77.5355 to the South ___ to the East ___ to the West of village Greater Noida Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 6136 sq.mt. area being developed by A R Landcraft LLP

I/We CBRE South Asia Pvt Ltd have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Gateway Plaza Building(s)/Block/ Tower (s) of Gateway Plaza Phase of the Project, situated on the Khasra No/ Plot No. REP 01, Sector 27 of village Greater Noida tehsil Gautum Buddha Nagar competent/ development authority Greater Noida Industrial Development Authority District Gautum Buddha Nagar PIN 201308 admeasuring 6136 sq.mt area being developed by A R Landcraft LLP

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 **ARCOP Associates Pvt. Ltd** as Architect
- (ii) M/s/Shri/Smt **BMSF Design Consultants** as Structural Consultant
- (iii) M/s/Shri/Smt **Consummate Engineering Services Pvt. Ltd.** as MEP Consultant
- (iv) M/s/Shri/Smt **CBRE South Asia Pvt Ltd** 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, labor 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.10,18,69,156(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 06.03.2021 is calculated at Rs.0 (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. 10,18,69,156(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 06.03.2021 is as given in Tables A and B below:



Table A
Building/Wing/Tower bearing Number or called Gateway Plaza
 (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)	98,800,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	0%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	98,800,000.00
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 $(1 \times 100) / (2+5)$)	0%

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 and	3,069,156.13
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00
3	Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	0.0%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	3,069,156.13
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 $(1 \times 100) / (2+5)$)	0.0%

Signature of Engineer Name:

CBRE South Asia

Address:

CBRE South Asia Pvt Ltd

6th Floor | DLF Square Building | Jacaranda Marg

DLF Phase II | Gurgaon 122002, Haryana, India

Aadhar No. N/A

PAN No. AAA CC 9308A

(License No of Authority)



Annexure A
 List of Extra / Additional Items executed with Cost