

FORM-R

Date: 25.05.2023
 ENGINEER'S CERTIFICATE

Certificate of Estimates for Completion of Construction Work of 2 No. of Building, Tower - A1 & B1 building of the Project AIG ROYAL PARK UPRERA Registration Number (TO BE APPLIED) situated on the Plot no. GH-3/4, Park Town, NH-24 Village:- Mehrauli & Shahpur-Bamheta, Distt- Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) 28°39'19"N 77°28'47"E to the North 28°39'15"N 77°28'49"E to the South 28°39'17"N 77°28'50"E to the East 28°39'17"N 77°28'47"E to the West. I/We Mohinder Singh have undertaken assignment as Chartered Engineer for certifying Percentage of Completion Work of the Project AIG ROYAL PARK situated on the Plot no. GH-3/4, Park Town, NH-24 Village:- Mehrauli & Shahpur Bamheta, Distt- Ghaziabad, admeasuring 8525.664 sq.mts. area being developed by M/s Utility Estates Private Limited & M/s Sagacious Conbuild. 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. Anuj Agarwal as Architect.
 - (ii) Maqsood E Nazar C/O NNC Design International as Structural Consultant
 - (iii) Mr. Somnath Behra C/O M/s Behra & Associates as plumbing consultant
 - (iv) Mr. Mayank Goyal C/O Engineering Consultancy & Management Service as Electrical consultant

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 inputs made by developer, and the site inspection carried out by us.

3. 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 the previously concerned Competent Authority under whose jurisdiction 1,480,000,000.00 S.No. 1 in Tables A and B) including
4. The estimated actual cost incurred till date 25/05/23 is calculated at Percentage completion till date :- 0 % (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amo
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 25.05.23 1,480,000,000.00
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 25.05.2023 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number AIG ROYAL 2 No. Tower called 1 also know Tower -A & Tower called 2 also know Tower-B

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)	1300000000
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) $(1 \times 100 / 2)$	-
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	1,300,000,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$)	-

TABLE B

Internal & External Development works and common amenities

S.No Particulars Amounts

1	and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	180,000,000
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) $(1 \times 100 / 2)$	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	180,000,000
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 $(1 \times 100) / (2+5)$)	0.00%

Signature of Engineer

Mohinder Singh

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PAN No.

License No: M-115523/1 of Authority -The Institution of Engineers (India)

MOHINDER SINGH

B.Sc, B.E (civil), M.I.E, F.I.V

Chartered Engineer (India)

M - 115523 /1