



S. S. BHATIA & ASSOCIATES

ARCHITECTS, INT. DESIGNERS, ENGINEERS & VALUERS

S.S. BHATIA
G.D. Arch. M.I.C.A.

ARCHITECT CERTIFICATE

FORM-R

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

Date: 20/05/2024

Subject:

Certificate of Percentage of Completion of Construction Work of PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT AT KHASRA NO.122 AT VILLAGE MORTI & 963 AT VILLAGE NOORNAGAR GHAZIABAD (U.P.) Building(s)/ 63 VILLAS & 16 SHOPS Block(s) of the 1ST Phase of the Project [UPRERA Registration Number _____] situated on the Khasra No/ Plot no 122 AT MORTI & 963 AT NOORNAGAR Demarcated by its boundaries (latitude and longitude of the end points) 28.711137, 77.417243 to the North OTHER PROPERTY to the South 30M ROAD to the East PROPOSED 24M ROAD to the West of OTHER PROPERTY Tehsil GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY District GHAZIABAD PIN 201003 admeasuring 13180 sq.mts. area being developed by [NIRVANA HOMES]

I Ar. S. S. Bhatia have undertaken assignment as an Architect for consultancy of the PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT AT KHASRA NO.122 AT VILLAGE MORTI & 963 AT VILLAGE NOORNAGAR GHAZIABAD (U.P.) Building(s)/ 63 VILLAS & 16 SHOPS Block/ Tower (s) of 1ST Phase of the Project, situated on the Khasra No/ Plot no 122 AT MORTI & 963 AT NOORNAGAR Demarcated by its boundaries (latitude and longitude of the end points) 28.711137, 77.417243 to the North OTHER PROPERTY to the South 30M ROAD to the East PROPOSED 24M ROAD to the West of OTHER PROPERTY tehsil GHAZIABAD competent/ development authority GHAZIABAD DEVELOPEMENT AUTHORITY. District GHAZIABAD PIN 201003 admeasuring 13180 sq.mts. area being developed by NIRVANA HOMES

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

- (i) Er. Ayush Bansal as Structural Consultant (AM1937985)
- (ii) Mr. Sunil Sharma 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

3. We estimate the Total Cost for completion of the project under reference as Rs. 50 CRORE (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 20-05-24 is calculated at Rs. 3.25 Crore (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. 46.75 Crore (Total of S.No. 4 in Tables A and B).

S. S. BHATIA
Architect
G. D. ARCH., M.I.C.A.
C.A.-76-2382
B-2, Shopping Centre
Vivek Vihar-I,
New Delhi-110095

B - 2, Shopping Centre, Vivek Vihar - I, Delhi - 110095
Phones : Off. : 22150305, 22161065 Res. : 22152950, 22162950



S. S. BHATIA & ASSOCIATES

ARCHITECTS, INT. DESIGNERS, ENGINEERS & VALUERS

S.S. BHATIA

G.D. Arch. M.I.C.A.

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 NIRVANA HOMES or called

(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 50 Crore
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 3.25 Crore
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	6.50%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 46.75 Crore
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 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)

S.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 from Competent Authority (based on the original Estimated Cost).	0
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 Architect

Name Ar. S. S. Bhatia

Address B-2, FIRST FLOOR SHOPPING CENTRE VIVEK VIHAR, DELHI-110095

S. S. BHATIA
Architect

G. D. ARCH., M.I.C.A.

C.A.-76-2382

B-2, Shopping Centre

Vivek Vihar-I,

New Delhi-110095