AJAY REALCON INDIA LLP

(Formerly known as AJAY REALCON INDIA PVT. LTD.)

LLPIN: ACE-1722● REGD.OFFICE: 7th Floor, Plot No.01B, Sector-126, Noida, Gautam Budh Nagar, UP-201303 **T: 0120-2487200/300/400/500● E: secretarial@acegroupindia.com**

FORM-R

ENGINEER'S CERTIFICATE

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

No: *ARILLP/ACE/2024/01* **Date: 09/01/2024**

Subject: **Certificate of Percentage of Completion of Construction Work of Proposed Group Housing For M/S Ajay Realcon India LLP at Plot No.- P5 & P6 In TS-02/A, Sector-22D, YEIDA, G B Nagar, UP No. of Building(s)/12 Block(s) of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no P5 & P6, TS-02/A, Sector 22D, Yamuna Expressway, YEIDA City, Distt. Gautam Budha Nagar, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28°17'23.24"N; 77°33'36.58"E to the North 28°17'31.23"N; 77°33'27.49"E to the South 28°17'33.02"N; 77°33'33.51"E to the East 28°17'26.60"N; 77°33'30.96"E to the West of village NA Tehsil Gautam Budha Nagar Competent/ Development authority YEIDA District Gautam Budha Nagar PIN 201301 admeasuring 44440.510 sq.mts. area being developed by M/S Ajay Realcon India LLP**

I, Vishal sharma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Proposed Group Housing For M/S Ajay Realcon India LLP at Plot No.- P5 & P6 In TS-02/A, Sector-22D, YEIDA, G B Nagar, UP Building(s)/ 12 Block/ Tower (s) of the Project, situated on the Plot no P5 & P6, TS-02/A, Sector 22D, YEIDA, Distt. Gautam Budha Nagar, U.P. of village NA tehsil Gautam Budha Nagar competent/ development authority YEIDA District Gautam Budha Nagar PIN 201301 admeasuring 44440.510 sq.mts. area being developed by M/S Ajay Realcon India LLP [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:

(i) M/s/Shri/Smt **Vishal Sharma** as L.S. / Architect ;
(ii) M/s/Shri/Smt **V.D Sharma** as Structural Consultant
(iii) M/s/Shri/Smt **Anand Havelia** as MEP Consultant
(iv) M/s/Shri/Smt **Ajay 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. 754 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 **17/01/2024** 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. 754 Cr** (Total of

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **17/01/2024** date is as given in Tables A and B below :

Table A

S.No.	Particulars	Amounts (in crore)	A1	A2	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	Basement	Community Building	Total
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the Revised Estimated cost)	Rs	61.3458	61.3458	49.2608	49.2608	47.5794	47.4302	37.8014	37.7269	37.8014	37.8014	37.7269	37.8014	104.7980	12.1110	659.7912
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	61.3458	61.3458	49.2608	49.2608	47.5794	47.4302	37.8014	37.7269	37.8014	37.8014	37.7269	37.8014	104.7980	12.1110	659.7912
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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).	94.2088
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)	94.2088
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%

Signature of Engineer

(Ajay Tiwari)

Name : AJAY KUMAR JAIN
Address : FLAT NO. 206, ANKUR APARTMENT, SECTOR-5, RAJENDER NAGAR, GHAZIABAD, UP-201005
Aadhar No. : 965543488101
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