Date: 14.7.2018

Duration upto 30,6:2018

(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 Tower No.-D of Building(s)/the Project 'INC THE PARK'
[UPRERA Registration Number - UPRERAPRU9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh
Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_28 37 47 N\_ and \_77 26 35\_E to the
North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 1B of Sector-16C, in
Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development
Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015-90 sq.mts. area being developed by M/S INC
CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

I/We Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) - D of 1st Phase of the Project. INC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tehsil and District- Gautam Budh Nagar competent/ development authority - Greater Noida Industrial Development Authority, District- Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS. PRIVATE LIMITED having its registered office at G-12B, Preet Vihar, Delhi- 110092.

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:

- (ii) Mr. Pankaj Nath Andley as L.S. / Architect;
  (iii) Mr. Kamaf K. Sabharwal as Structural Consultant
  (iii) Mr. Pramod Sharma as MEP Consultant
  (iv) Mr. Satish Kumar 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, lubour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the Total Cost for completion of the project under reference as Rs.2043.86 (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.
- The estimated actual cost incurred till date 30.6.2018 is calculated at Rs 1207.04 (Total of 5. No. 2 in Tables A and B). The
  amount of Estimated Cost incurred is calculated based on amount of Total Estimated Cost.
- 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. 836.82 [Total of 5.No. 4 in Tables A and B).
- Licertify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.6.2018 date is as given in Tables A and B below:

### Table A

| S.No. | Particulars  | Amounts in  |
|-------|--|-------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs. 2043.86 |
| 2     | Cost incurred as on Date (Based on the actual cost incurred as per records)  | Rs. 1207.04 |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  | 59.06%      |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)  | Rs. 836.82  |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)   | Rs. 00      |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)   | 59.06%      |

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   | Amount     |
|-------|---|------------|
| 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). | Rs. 300.71 |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)  | Rs. 10.71  |
| 3     | Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  | 3.56%      |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)   | Rs. 290.00 |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00     |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 3.56%      |
|       | (Enclose separate sheet for the cost calculations)  | -1000      |

Signature of Engineer

Name

Address

Aadhar No. PAN No.

License Na .....

ABDAK 5809 R of Authority.....

SATISH KUMAR S-2, 11/25, Section-3, Rajendra Nyan ABOPK 5809 R Ghaziabad (U.P.)

Annexure A

Date: 14,7,2018 Duration upto 30.6.2018

(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 Tower No.-C 2 of Building(s)/the Project 'INC THE PARK' [UPRERA Registration Number - UPRERAPRI9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_28 37 47 N\_ and \_77 26 35\_E to the North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 1B of Sector- 16C, in Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015.90-sq.mts. area being developed by M/S INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

I/We Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) - C 2 of 1st Phase of the Project 'INC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tehal and District- Gautam Budh Nagar competent/ development authority - Greater Noida Industrial Development Authority, District- Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar\_Delhi- 110092.

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

- Mr. Pankaj Nath Andley as L.S. / Architect Mr Kamal K. Sabharwal as Structural Consultant (ii) Mr. Pramod Sharma as MEP Consultant (iii) Mr. Satish Kumar as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs. 2593.36 (Total of S.No. 1 in Tables A and II) 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 30.6.2018 is calculated at Rs. 1379.32 (Total of S. No. 2 in Tables A and 6). 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. 1214.04 (Total of S.No. 4 in Tables A and B)
- 1 certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.6.2018 date is as given in Tables A and B below:

## Table A

Building/Wing/Tower bearing Number C2

|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. A etc.

| S.No. | Particulars   | Amounts in  |
|-------|---|-------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.  (based on the original Estimated cost) | Rs. 2593.36 |
| 2     | Cost incurred as on Date (Based on the actual cost incurred as per records)   | Rs. 1379.32 |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)   | 53.18%      |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)   | Rs. 1214.04 |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00      |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 53.18%      |

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). | Rs. 300.73 |
| 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*100/2)  | 0.00%      |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)   | Rs. 300.71 |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00     |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 0.00%      |
| 3.00  | (Enclose separate sheet for the cost calculations)  |            |

Signature of Engineer

Name

Address Aadhar No.

FAN No.

License No ....

SATISH KUMAR

ABDPK 5809 R

of Authority.....

S-2, 11/25, Sector - 3 Royjendra Algar, Ghaziabad (U.P.)

## Annexure A

Dat: 14.7.2018

# Duration upto 30.6.2018

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

Certificate of Percentage of Completion of Construction Work of Tower No.-C1 of Building(s)/the Project 'INC THE PARK' [UPRERA Registration Number - UPRERAPRI9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_Z8 37 47 N\_ and \_77 26 35\_E to the North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 18 of Sector- 16C, in Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015-90 sq.mts. area being developed by M/S JNC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

I/We Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) - C1 of 1st Phase of the Project 'JNC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tensil and District- Gautam Budh Nagar competent/ development authority - Greater Noida Industrial Development Authority, District-Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi- 110092.

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:

| Litter | Married accounts.                              |                  |
|--------|--|------------------|
| File   | Mr. Pankaj Nath Andley as L.S. / Architect;    |                  |
| (1)    | Mr Kamal K. Sabharwal as Structural Consultant |                  |
| (10)   | Mr. Prantod Sharma as MEP Consultant           |                  |
| f(iii) | Mr. Prantod Sharma as into                     |                  |
| (iv)   | Mr. Satish Kumar as Site Supervisor            | the state of the |

- 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, labout and other inputs made by developer, and the site inspection carried out by us.
- We estimate the Total Cost for completion of the project under reference as Rs 2593.36 (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 alised 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 30.6.2018 is calculated at Rs.1679.92 (Total of 5. No. 2 in Tables A and B). The amount of Estimated Cost (neurred 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. 913.44 (Total of 5 No. 4 in Tables A and B).
- Loertify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.6.2018 date is as given in Tables A and 8 below :

# Table A

| S.No. | Particulars   | Amounts in<br>lars |
|-------|---|--------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.  [based on the original Estimated cost] | Rs. 2593.36        |
| 2     | Cost incurred as on Date (Based on the actual cost incurred as per records)   | Rs. 1679.92        |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)   | 64.77%             |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)   | 913.44             |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00             |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 64.77%             |

TABLE 8
Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

| S.No. | Particulars   | Amounts    |
|-------|---|------------|
| i.    | 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). | Rs. 300.71 |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)  | Rs 43.4    |
| 3     | Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  | 14.43%     |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)   | Rs. 257.3  |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00     |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 14.43%     |
|       | (Enclose separate sheet for the cost calculations)  |            |

Signature of Engineer

Name Address

Aadhar No.

PAN No. (License No. SATISH KUMAR

ABDPK 5809 R

S-2, 11/25, Section-3, Rajendan Nagar, Chaziabad, (U.P.)

Annexure A

Date: 14.7.2018

Duration upto 30.6.2018

(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 Tower No.-B2 of Building(s)/the Project 'INC THE PARK' [UPRERA Registration Number - UPRERAPRJ9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_28 37 47 N\_ and \_77 26 35\_E to the North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 1B of Sector-16C, in Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015.90 sq.mts. area being developed by M/S JNC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

I/We Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) B2 of 2nd Phase of the Project 'INC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tehsil and District- Gautam Budh Nagar competent/ development authority. Greater Noida industrial Development Authority, District- Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi- 110092.

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. Pankaj Nath Andley as L.S. / Architect ;   |  |
|--------|--|--|
| (ii)   | Mr Kamal K. Sabharwal as Structural Consultant |  |
| (iii): | Mr. Pramod Sharma as MEP Consultant            |  |
| (iv)   | Mr. Satish Kumar 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 2202.41 [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.
- The estimated actual cost incurred till date 30.6.2018 is calculated at Rs.115.00 (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.
- The Balance cost of Completion of the Civil, MEP and Ailied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 1907.41 (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 the 30.6.2018 date is as given in Tables A and B below:

# Table A

Building/Wing/Tower bearing Number B2

(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, a

| S.No.  | Particulars   | Amounts in<br>lacs |
|--------|---|--------------------|
| 1. No. | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.   | Rs. 2202.41        |
| 4      | (based on the original Estimated cost)  | Rs. 115.00         |
| 2      | Cost incurred as on Date (Based on the actual cost incurred as per records)   | 5.22%              |
| 3      | Value of Work done in Percentage (as Percentage of the estimated cost / 12 200 27   | 1907.41            |
| 4      | 1 Pared on Estimated (OSH (1-2)   | Rs. 00             |
| 5      | Balance Cost to be incurred (Based on Estimated Cost (Annexure A)  Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | X51803             |
| 6      | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 5.22%              |
|        | (Enclose separate sheets for the cost calculations for each unit/building or tower)   |                    |

# TABLE 8 Internal & External Development works and common amenities (To be prepared for the entire registered phase of the Real Estate Project)

| Particulars   | Amounts  |
|---|--|
| 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). | Rs. 300.71   |
|   | D  |
|   | 0.00%  |
| Work done in Percentage (as Percentage of the Control 3)  | Rs. 300.7  |
| Balance Cost to be Incurred (Based on Estimated Cost) (1-2)   |  |
| Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00   |
| (2+5)   | 0.00%  |
| Work done in percentage (as Percentage of Estimated Cost parallel and Asiana)   | 2  |
|   | 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).  Cost incurred as on (based on the actual cost incurred as per records)  Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  Balance Cost to be Incurred (Based on Estimated Cost) (1-2) |

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

ABDPK 5809 R

SATISH KUMAR

(License No .....

of Authority.....

S-2, 11/25, Sector-3, Rajendra Nagar, Ghaziabad (U.P.)

# Annexure A

Date: 14.7.2018

Duration upto 30.6,2018

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

Certificate of Percentage of Completion of Construction Work of Tower No.-B1 of Building(s)/the Project 'INC THE PARK' [UPRERA Registration Number - UPRERAPRI9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_28 37 47 N\_ and \_77 26 35\_E to the North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 18 of Sector- 16C, in Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015.90 sq.mts. area being developed by M/S INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

VWe Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) - B1 of 1st Phase of the Project 'JNC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tehsil and District-Gautam Budh Nagar competent/ development authority | Greater Noida Industrial Development Authority, District: Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi- 110092.

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:
- Mr. Pankag Nath Andley as L.S. / Architect (II)
- Mr Karnal K. Sabharwal as Structural Consultant
- Mr. Pragood Sharma as MEP Consultant (iii)
- Mr. Satish Kumar as Site Supervisor (iv)
- 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. 2202.41(Total of 5.No. 1 in Tables A and 8) 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 30.6.2018 is calculated at Rs.1323.96 (Total of S. No. 2 in Tables A and 8). 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 (Total of Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 878.45 5.No. 4 in Tables A and 8).
- 6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.6.2018 date is as given in Tables A and B below:

### Table A

Building/Wing/Tower bearing Number 81

(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,

Subject:

| Particulars   | Amounts in  |
|---|---|
| Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.  (based on the original Estimated cost) | Rs. 2202.41   |
|   | Rs. 1323.96   |
| Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)   | 60.11%  |
| Balance Cost to be incurred (Based on Estimated Cost) (1-2)   | 878.45  |
| Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00  |
| Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 60.11%  |
|   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)  Cost incurred as on Date (Based on the actual cost incurred as per records)  Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  Balance Cost to be incurred (Based on Estimated Cost) (1-2)  Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) |

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). | Rs. 300.71 |
| 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*100/2)  | 0.00%      |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) [1-2]   | Rs. 300.7  |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00     |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 0.00%      |
|       | (Enclose separate sheet for the cost calculations)  |            |

Signature of Engineer

Name

Address Aadhar No.

PAN No.

License No ...

SATISH KUMAR

ABDPK 5809 R

S-2, 11/25, Section-3, Rojendra Nagar, Chaziabad (U.P.)

### Annexure A

Date: 14.7.2018 Duration upto 30,6,2018

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 Tower No.-AZ of Building(s)/the Project 'JNC THE PARK' [UPRERA Registration Number - UPRERAPRJ9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_28 37 47 N\_ and \_77 26 35\_E to the North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 1B of Sector- 16C, in Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015.90 sq.mts. area being developed by M/S INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

I/We Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) - A2 of 2nd Phase of the Project 'INC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tehsil and District- Gautam Budh Nagar competent/ development authority - Greater Nolda Industrial Development Authority, District-Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi- 110092.

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.

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

| (G)   | Mr. Pankaj Nath Andley as L.S. / Architect :   |  |
|-------|--|--|
| (ii)  | Mr Kamal K. Sabharwal as Structural Consultant |  |
| (iii) | Mr. Pramod Sharma as MEP Consultant            |  |
| (iv)  | Mr. Satish Kumar as Site Supervisor            |  |

- 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.
- We estimate the Total Cost for completion of the project under reference as Rs. 2740.86 (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 buildingls) from . the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- 4. The estimated actual cost incurred till date 30.6.2018 is calculated at Rs. 2.86 (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. 2738.00 in Tables A and B).
- 6. I certify that the Cost of Civil; MEP and allied work for the aforesaid Project as completed on the 30.6.2018 date is as given in Tables A and B below:

# Table A

Building/Wing/Tower bearing Number A2

(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, # etc.)

| S.No. | to the state of th |             |
|-------|--|-------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)   | Rs. 2740.86 |
|       | (based on the original countries countries and exerting court incurred as per records)   | Rs. 2.86    |
| 2     | Cost incurred as on Date (Based on the actual cost incurred as per records)  | 0.10%       |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  | Rs. 2738    |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)  | Rs. 00      |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)   | 1000        |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)   | 0.10%       |

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). | Rs. 300.71 |
| 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*100/2)  | 0.00%      |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)   | Rs. 300.7  |
| 5     | Cost Incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00     |
| -     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 0.00%      |
| 6     | (Enclose separate sheet for the cost calculations)  |            |

Signature of Engineer

Name

Address Aadhar No.

PAN No. (License No SATISH KUMAR

BDPK 5809 R

S-2, 11/25, Section-3, Rojendro Nogar, Chaziabad (U.P)

Annexure A

Date: 14.7.2018

Duration upto 30.6.2018

(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 Tower No.-A1 of Building(s)/the Project 'JNC THE PARK' [UPRERA Registration Number - UPRERAPRJ9204] situated on the Plot no 1C, Sector-16C, Greater Noida(W), Gautam Budh Nagar, Demarcated by its boundaries (latitude and longitude of the end points) \_28 37 47 N\_ and \_77 26 35\_E to the North\_Plot no. 1A, to the South\_ 60 Mtr. wide road, to the East\_ Plot no. 1D, to the West Plot no. 1B of Sector-16C, in Greater Noida(W), Gautam Budh Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority District- Gautam Budh Nagar, PIN- 201301, admeasuring 20015.90 sq.mts. area being developed by M/S INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi-110092.

I/We Pankaj Nath have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Tower (s) - AI of 1st Phase of the Project 'INC THE PARK', situated on the Plot no 1C of Sector-16C, Greater Noida(W) of tehsil and District- Gautam Budh Nagar competent/ development authority - Greater Noida Industrial Development Authority, District- Gautam Budh Nagar, PIN 201301 admeasuring 20015.90 sq.mts. area being developed by M/s INC CONSTRUCTIONS PRIVATE LIMITED having its registered office at G-128, Preet Vihar, Delhi- 110092.

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.

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

| (i)   | Mr. Pankaj Nath Andley as L.S. / Architect;    |
|-------|--|
| (ii)  | Mr Kamal K. Sabharwal as Structural Consultant |
| (iii) | Mr. Prargod Sharma as MEP Consultant           |
| (iv)  | Mr. Satish Kumar 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.2740.86(Total of S.No. 1 in Tables A and 8) 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.
- The estimated actual cost incurred till date 30.6,2018 is calculated at Rs. 1694.94 (Fotal of S. No. 2 in Tables A and B). The
  amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
- The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain
   Gccupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 1045-92 (Total of S.No. 4 in Tables A and 8).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.6.2018 date is as given in Tables A and B below;

### Table A

Building/Wing/Tower bearing Number A1.

(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

| S.No. | Particulars   | Amounts in  |
|-------|---|-------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.  [based on the original Estimated cost) | Rs. 2740.86 |
| 7     | Cost incurred as on Date (Based on the actual cost incurred as per records)   | Rs. 1694.94 |
|       | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)   | 61.84%      |
| 3     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)   | Rs. 1045.92 |
| -9    | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00      |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 61,84%      |

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). | Rs. 300.71 |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)  | Rs. 15.00  |
| 1     | Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)  | 4.99%      |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)   | 285,71     |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)  | Rs. 00     |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)  | 4.99%      |
| -     | (Enclose separate sheet for the cost calculations)  |            |

Signature of Engineer

Name

Address Aadhar No.

PAN No.

ABDPK 5809 R

(License No ...

SATISH KUMAR

of Authority.....

S-2, 11/25, Section -3, Rajendra Nagar, Ghaziabad (U.P.)

## Annexure A