

Ref: CSV/LLP/2021/202200

Date : 25-03-2021

ENGINEER'S CERTIFICATE**(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 the Project **Nirala Estate Ph-IV** No. of Building(s)/ Five Block(s) of the Phase-IV of the Project [UPRERA Registration Number - A/F] situated on the Khasra No/ Plot no **GH-04, Sector-Techzone - IV, Greater Noida West, District:- Gautam Budh Nagar, U.P., Pincode-201306**, admeasuring 11240 sq.mts. area being to developed by **M/s Nirala Infratech Pvt. Ltd.**

"I **Sanjeev Agrawal** have undertaken assignment as Engineer of certifying Percentage of Completion Work of the Project **Nirala Estate Ph-IV**, Building(s)/ Five Block/ Tower (s) of Phase-IV of the Project, situated on the Khasra No/ Plot no **Gh-04, Sector-Techzone -IV, Greater Noida West, District:- Gautam Budh Nagar U.P., Pincode-201306**, admeasuring 11240 sq.mts. area being to developed by **M/s Nirala Infratech Pvt. Ltd.**

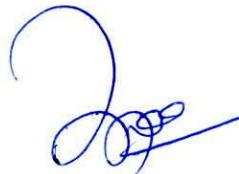
This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) **Mr. Deepak Mehta** C/O M/s **Deepak Mehta & Associates** as Architect.
- (ii) **Mr. Gyan Singh** C/O M/s **YG Consulting Engineers Vision and Creation** as Structural Consultant.
- (iii) **Mr. Anand Havelia** C/O M/s **Consummate Engineering Services (P) Ltd.** as MEP Consultant.
- (iv) **Mr. R.B.Yadav** as **Site Head** on behalf of M/s **Nirala Infratech Pvt. Ltd**

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 **₹ 19212.46 Lacs** (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 **28.02.2021** is calculated at ₹ **1651.77 Lacs** (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 ₹ **17560.69 Lacs** (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 **28-02-2021** is as given in Tables A and B below :



- Signature of Engineer
- Name Er. SANJEEV AGRAWAL
- Address 12/ 19 Basement Sarvpriya Vihar Delhi 110016
- Aadhar No. 602170313482
- PAN No. AAJPA7162N

Table A

(Refer Table A of Nirala Estate Phase IV of Engineer's certificate)

S.No.	Particulars	Units	Tower 19	Tower 20	Tower 21	Tower 22	Tower 23	Amount ₹(Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹(Lacs)	1656.22	1656.22	2363.83	1656.22	3007.32	10339.81
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹(Lacs)	289.84	211.17	319.12	281.56	526.28	1627.96
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	17.50	12.75	13.50	17.00	17.50	15.74
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹(Lacs)	1366.38	1445.05	2044.71	1374.66	2481.04	8711.85
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹(Lacs)	0.00	0.00	0.00	0.00	0.00	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	17.50	12.75	13.50	17.00	17.50	15.74



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TABLE B

(Refer Table B of Nirala Estate Phase IV of Engineer's certificate)

S.No.	Particulars	Units	Amount ₹(Lacs)
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).	₹(Lacs)	8872.66
2	Cost incurred as on (based on the actual cost incurred as per records)	₹(Lacs)	23.81
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	0.27
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹(Lacs)	8848.85
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹(Lacs)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	0.27

Issued without Prejudice,



- Signature of Engineer
- Name Er. SANJEEV AGRAWAL
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*Note

1. The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/completion certificate.
2. (*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.