

FORM-R
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 ___ No. of Building(s)/ ___ 5 ___ Block(s) of the ___ First ___ Phase of the Project [UPRERAPRJ6209] situated on the Khasra No/ Plot no ___ GH-09, Sector-1, Greater Noida (West) ___ Demarcated by its boundaries (latitude 28°-34'-41.92'/28°-34'-30.90' and longitude 77°-26'-03.85'/77°-26'-11.03' of the end points) ___ 24 Meter road ___ to the North ___ Adjacent building ___ to the South ___ 24 Meter road ___ to the East ___ 60 Meter road ___ to the West of village ___ Bisrakh ___ Tehsil ___ Dadri ___ Competent/ Development authority ___ Greater Noida Industrial Development Authority ___ District ___ Gautam Budha Nagar ___ PIN ___ 201306 ___ admeasuring ___ 21,487 ___ sq.mts. area being developed by [Stellar Spring Projects Pvt. Ltd.]

I/We ___ Onkar Nath Choubey ___ have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the ___ Building(s)/ ___ 5 ___ Block/ Tower (s) of ___ First ___ Phase of the Project, situated on the Khasra No/ Plot no ___ GH-09, Sector-1, Greater Noida, West ___ of village ___ Bisrakh ___ tehsil ___ Dadri ___ competent/ development authority ___ Greater Noida Industrial Development Authority ___ District ___ Gautam Budha Nagar ___ PIN ___ 201306 ___ admeasuring ___ 21,487 ___ sq.mts. area being developed by [Stellar Spring Projects 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) M/s/Shri/Smt ___ Dinesh Kailash Banyal ___ as Architect
- (ii) M/s/Shri/Smt ___ Charan Singh Bhandari ___ as Structural Consultant
- (iii) M/s/Shri/Smt ___ as MEP Consultant
- (iv) M/s/Shri/Smt ___ Onkar Nath Choubey ___ 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.1,49,21,20,804** (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 **30th June 2020** is calculated at **Rs.1,48,55,77,11** (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.11,56,3,094** (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 **30th June 2020** date is as given in Tables A and B below :

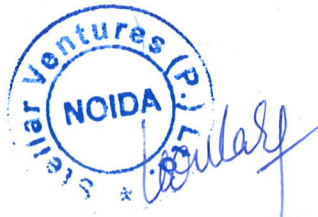


Table A-1
Building/Wing/Tower bearing Number ____ H-Block

(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	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	223,236,181
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	221,810,340
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99.36%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,425,841
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)	99.36%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-2
Building/Wing/Tower bearing Number ____ J-Block

S.No.	Particulars	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	341,224,911
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	338,844,076
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99.30%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,380,835
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)	99.30%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-3
Building/Wing/Tower bearing Number ____ K-Block

S.No.	Particulars	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	340,276,213
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	337,906,565
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99.30%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,369,648
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)	99.30%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-4
Building/Wing/Tower bearing Number ____ F-Block ____

S.No.	Particulars	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	309,023,315
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	305,664,675
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98.91%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3,358,640
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)	98.91%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

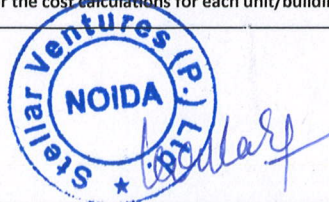


Table A-5
Building/Wing/Tower bearing Number ___CSC Block___ or called ___

S.No.	Particulars	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	46,840,449
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	46,368,244
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98.99%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	472,205
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)	98.99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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

S.No.	Particulars	Amounts (Rs)
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).	231,519,736
2	Cost incurred as on (based on the actual cost incurred as per records)	229958811
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99.33%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1560925
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)	99.33%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
 Name- Mr. Onkar Nath Choubey
 Address- I-305 Sec- Beta II, Greater Noida, Gautam Budha Nagar
 Aadhar No.- 385299677992
 PAN No.- AGCPC4132H