

Onkar Nath Choubey

Chartered Engineer

Address : I-395 Sector Beta II,

Greater Noida, Gautam Buddha Nagar, Pin-201308

Mobile Number : 9899900481

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 Stellar One Phase II__ having Tower L, Tower M, Tower N & Tower P ; __4__ No. of Block(s) of the __Second__ Phase of the Project [UPRERA Registration No. A/F]__ 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 __ 21887.95 __ sq.mts. area being developed by [Stellar Spring Projects Pvt. Ltd.]

I/We **Mr Onkar Nath Choubey** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the __ Building(s) / __4__ Block/ Tower (s) of __Second__ 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 __ 21887.95 __ 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_Mr Sameer Balgotra as Architect
- (ii) M/s/Shri/Smt_Mr Sanjeev Sharma of M/s Melior Structural Solutions Pvt. Ltd. as Structural Consultant
- (iii) M/s/Shri/Smt_Mr Girish Mishra of M/s Saviram Engineering Consultant Pvt Ltd. as MEP Consultant
- (iv) M/s/Shri/Smt_Mr 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 404.60Cr** (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 11th Oct-2023 is calculated at **NIL** (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 Rs404.60Cr (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 11th Oct-2023 date is as given in Tables A and B below :


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Table A-1

Building/Wing/Tower bearing Number L-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)	988,500,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	988,500,000
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)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-2

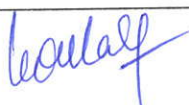
Building/Wing/Tower bearing Number M-Block

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)	988,500,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	988,500,000
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)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-3

Building/Wing/Tower bearing Number N-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)	988,500,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	988,500,000
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)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



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Table A-4

Building/Wing/Tower bearing Number P-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)	780,000,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	780,000,000
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)	0.00%
(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).	301,239,358
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)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	301,239,358
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)	0.00%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name- Mr.Onkar Nath Choubey
Address- I-395 Sector Beta II, Greater Noida, Gautam Buddha Nagar
Aadhar No.- 385299677992
PAN No.- AGCPC4132H

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