

ENGINEER'S CERTIFICATE

((FOR THE PURPOSES OF HRERA REGISTRATION 110(A) OF 2017 DATED 02.11.2017 for 276.006 ACRES & HRERA-PKL-JJR-1-2018 DATED 28.03.2018 FOR 8.125 ACRES, TOTAL PROJECT AREA OF 284.131 ACRES INDUSTRIAL COLONY PROJECT)
(FOR QUARTER ENDING 31.12.2018)

FOR THE QUARTER/PERIOD ENDING: 31.12.2018

PROJECT NAME : Industrial Colony of 284.131 acres
ADDRESS : Villages Sheojipura, Dadri Toi and Bir Dadri, sector 1, 2 & 3
PROMOTER NAME : Model Economic Township Limited
ADDRESS : Plot No. 77 B, third floor, IFFCO Road, Sector 18, Gurugram-122015, Haryana

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

1. Following technical professionals were consulted by me for verification /for certification of the cost:
 - i. Architect- Space Designers International.
 - ii. Services consultant- Tata consulting engineers Ltd.
2. We have estimated the cost of the completion of the civil, MEP and allied works, of the licensed colony 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 the Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost for completion of the project under reference as Rs. 325.77 Cr (Total of S.No. 1 in Table B) including land cost certified by chartered accountant and Infrastructure development cost. 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 project from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred until quarter ending on 31.12.2018 is calculated at Rs 241.00 Cr (Total of S.No. 2 in Tables B) which includes the land cost. 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 project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 84.77 Cr (Total of S.No. 4 in Tables B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the 31st day of December, 2018 date is as given in Tables B below:

SMEC India Pvt. Ltd.

[A Member of Surbana Jurong Group]
1st Floor, West Wing, Novus Tower, Plot No-18
Sector-18, Gurugram 122015, Haryana, India
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ISO 9001:2015 Certified Company
Regd. Office 507, Bhikaji Cama Bhawan,
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Tel: 011-26178458, Fax: 011 - 26188247
CIN: U93000DL1997PTC088574

Sandip Sinha
Svs

TABLE A
(Not applicable as it is Industrial plotted colony)

Building/Wing/Tower bearing Number _____ or called _____
(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	Amounts
1	Total Estimated cost of the building/wing as on date of Registration	NA
2	Cost incurred till 31 st December, 2018 (quarter ending) (Based on the actual cost incurred as per records.)	NA
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$)	NA
(Enclose separate sheets for the cost calculations for each unit/bldg. or tower)		

Since the project consists of land development works including infrastructure facilities, construction of buildings not envisaged.

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Sandip Sinhas

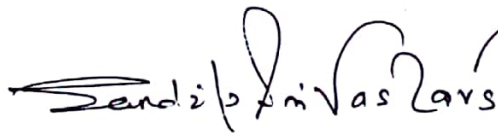


TABLE B

Project cost for infrastructure, Utilities & land cost.
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (Rs in Crore)
1	Total Estimated cost of the Development Works including land cost, Infrastructure and Utilities in the layout as on date of Registration (based on the original/ Estimated cost)	Rs. 325.77
2	Cost incurred until quarter ending 30.06.2018 (Based on the actual cost incurred as per records including land cost, Infrastructure and Utility cost)	Rs. 241.00
3	Work done in Percentage (as Percentage of the estimated cost) $(2*100/1)$	73.97%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	Rs. 84.77
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs. Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	73.97%
Refer Annexure A for the detailed calculations		

Signature of Engineer:




Name : Sandip Srivastava

Address : 1st Floor, Novus Tower, West Wing, Plot No. 18, Sector-18, Gurugram - 122015
(Haryana), India

Aadhar No. : 729123024758

Pan No. : AOVPS9409J

Qualification: B. Tech (Civil), PGD (Sys), AIWWA-(LM2620), LLB

Date: 10th January 2019