Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

Annexure-B

Engineer's Certificate			
Report for quarter ending			**Period Ending September 2026**
Subject			Certificate of cumulative cost incurred upon construction work of the project at the end of the period ending September 2026.
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved Structural drawings duly vetted by the proof consultant.		
	Sr. No.	**Particulars**	**Information**
	1.	Project/phase of the project	**The Bungalows**
	2.	Location	Village Behrampur, Sector 59, Gurugram
	3.	Licensed area in acres	7.2563 Acres
	4.	Area for registration in acres	7.2563 Acres
	5.	HARERA registration no.	Applied For
	6.	Name of Licensee	Base Buildwell Private Limited
	7.	Name of collaborator	IREO Pvt. Ltd.
	8.	Name of developer	Base Buildwell Private Limited
2.	**Details related to inspection area as under**		
	1.	Date of certifying of percentage of construction work/site inspection	07/10/2026
	2.	Name of engineering firm/ Individual	Atul Saxena Chartered Engineer
	3.	Date of site inspection	05/10/2026
3.	Following technical professionals are appointed by promoter:- (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Rohit Mehta
	2.	Structural consultant	M/s KMH Engineering
	3.	Proof Consultant	Mr. Shashikant
	4.	MEP Consultant	M/s. AEON Integrated Building Design Consultants LLP
	5.	Architect	Ms. Reena Sharma
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans/ original estimated costing made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.		

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	1.	Total original estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and table B) Rs. 109,940/- lacs
	2.	Estimated cost incurred till date (based on original estimated cost & site inspection)	0/- lacs
	3.	The balance cost of completion of the civil work/MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department Competent Authority.	Rs. 109,940/- lacs
5.	The estimated total cost of project is with reference to the Civil work/MEP and allied Works required to be completed for the purpose of obtaining occupation certificate/ Completion certificate for the building(s) from the Town and Country Planning Department Haryana being the competent Authority under whose jurisdiction the aforesaid project is being implemented.		
6.	The amount of estimated cost incurred so far has been calculated on the basis of Amount of total original estimated cost.		
7.	I certify that the project work has yet to start as per compliance of standard Engineering procedure, conforming to relevant BIS and as per prescribed norms.		
8.	I also certify that the work has yet to start as per approved drawings, statutory/mandatory approvals, Haryana Building Bye Laws, 2017/ National Building Code(wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the Buyers in this regard		
9.	I also certify that the cost of the civil work/MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;		

Date	:07/10/2026	Yours faithfully, ATUL SAXENA Digitally signed by ATUL SAXENA DN: c=IN, st=Uttar Pradesh, 2.5.4.20=aec1c6a83600bcbc6a46ea8448eeb9ba37ea6c92a9a3cb97130ef0c6d00421ee, postalCode=201301, street=SO PLSaxena C16 D Rajat ViharSector62 Noida, pseudonym=5383934137ce4c4bafa3d4b2452b9965, title=9229, serialNumber=b1c052ca807579973b26558f767c1ac9921bbe0604cfc37d1862ebce1dfd81fe, o=Personal, cn=ATUL SAXENA Date: 2026.10.10 12:51:39 +05'30' ATUL SAXENA Signature & name (in block Letter)
Place	: Noida	
Local Authority license no.	IEI:M- 1714966	

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Local Authority license no. Valid till(date)	: Lifelong	

***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 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 component of work with specifications are indicative and not exhaustive.

Table-A1		
Building/tower no.	Tower – A (3B + G + 42 Floors)	
Name of the building/ tower if any	Tower – A	
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/tower of the real estate project/phase of the project)		
Sr. No.	**Particulars**	**Amount**(Rs. in lacs)
1.	Total estimated cost of the building/tower as per Registration no. Applied for	31,853/-Lacs
2.	Total expenditure on the project/phase as on 30/09/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	31,853/- Lacs
5.	Cost incurred on additional/extra items as 30/09/2026 not included in the estimated cost(Table-C)	Nil

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Table-A2		
Building/tower no.	Tower – B (3B +G + 43 Floors)	
Name of the building/ tower if any	Tower – B	
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/tower of the real estate project/phase of the project)		
Sr. No.	**Particulars**	**Amount**(Rs. in lacs)
1.	Total estimated cost of the building/tower as per Registration no. Applied for	31,853/-Lacs
2.	Total expenditure on the project/phase as on 30/09/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	31,853/-Lacs
5.	Cost incurred on additional/extra items as 30/09/2026 not included in the estimated cost(Table-C)	Nil

Table-A3		
Building/tower no.	Community Centre (Club)	
Name of the building/ tower if any	Community Centre (Club) (1B + G + 1 Floors)	
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/tower of the real estate project/phase of the project)		
Sr. No.	**Particulars**	**Amount**(Rs. in lacs)
1.	Total estimated cost of the building/tower as per Registration no. Applied for	15,118/-Lacs
2.	Total expenditure on the project/phase as on 30/09/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	15,118/-Lacs
5.	Cost incurred on additional/extra items as 30/09/2026 not included in the estimated cost(Table-C)	Nil

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Table-A4		
Building/tower no.	EWS (G + 2 Floors)	
Name of the building/ tower if any	EWS (G + 2 Floors)	
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/tower of the real estate project/phase of the project)		
Sr. No.	**Particulars**	**Amount**(Rs. in lacs)
1.	Total estimated cost of the building/tower as per Registration no. Applied for	794/-Lacs
2.	Total expenditure on the project/phase as on 30/09/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	794/-Lacs
5.	Cost incurred on additional/extra items as 30/09/2026 not included in the estimated cost(Table-C)	Nil

(Table-C)		
Internal &External development works in respect of the entire project/phase of the project		
Sr. No.	**Particulars**	Amount (Rs. in lacs) External/Internal Development Works
1.	Total estimated cost of development works including amenities and facilities in the project/phase as per the approved layout plan as on date	30,322/- Lacs
2.	Expenditure incurred as on 30/09/2026	0/- Lacs
3.	Work done in percentage (as percentage of the total estimated cost)	0 %
4.	Balanced cost to be incurred(based on Estimated cost)	30,322/- Lacs
5.	Cost incurred on additional/extra items as on 30/09/2026 not included in the estimated cost.	Nil

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	Table–C

	EDC/IDC etc in respect of the entire project/phase of the project	
Sr. No.	**Particulars**	**Amount** (Rs. In lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government As on date of registration	2,790/- Lacs
2.	EDC, IDC paid so far as on 30/09/2026	2,790/- Lacs
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100 %
4.	Balance EDC/IDC to be paid	0/- Lacs

Table–D		
List of extra/ additional items executed with cost.(which were not part of the original Estimate of total cost)		
Sr. No.	**Particulars**	**Amount (**Rs. in lacs**)**
1.	Total external development cost and infrastructure development charges as prescribed by the government as on date of registration	Nil

Note:(*)extend as per requirement

		FOROFFICEUSE ONLY	
1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks
2.	The % of the work done as on date	The % of work to be done by this time as per original projection	The deviation if any with remarks

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