

PIONEER CONSULTING ENGINEERS PVT. LTD.

Consulting Engineers, Architects and Project Managers

132, Mithila Apartments, 76, I. P. Extn., Delhi-110092

Phone : (011) 4218-4470, 4218-4471, 4218-4472

E-mail : pioneer@pcepl.com • Web : www.pcepl.com

CIN : U74210DL1997PTC088547

REPORT FOR QUARTER ENDING

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.(Interim)	240 of 2017 dated 25.09.2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd.
vi.	Name of Collaborator (as per the Joint Development Agreement)	Splendor Landbase limited having its Regd Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020 and Imperia Structure Private Limited having its Regd. Office A 25, Mohan Cooperative Industrial Area, New Delhi-110049 and Baakir Real Estate Pvt. Ltd having its Regd. Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020
vii.	Name of Developer	Imperia Structures Limited

Sir,

- 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.

i.	Date of certifying of percentage of construction work/ site inspection	05-10-17
ii.	Name of engineering firm/individual	Pioneer Consulting Engineers (P) Ltd
iii.	Date of site inspection	03-10-17

- Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	N.A.
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

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.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) 9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	2679.06 Lacs
iii.	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 of Town & Country Planning, Haryana	6327.60 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,



H. K. JOSHI
B.Tech., M.Tech. (Str.), MIE
M 112102/7

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

Pioneer Consulting Engineers Pvt. Ltd.
132, Mithila Apartments,
76, I.P. Extn., Delhi-110092

TABLE – A

Building/Tower no. Baakir Phase-II (Mindspace)

(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 240 of 2017 dated 25.09.2017(Interim) comes to	9006.66
2.	Total expenditure on the project/phase	2679.06
3.	Percentage of work done with reference to total estimated cost	29.75%
4.	Balance estimate cost to be incurred on the project	6327.60
5.	Cost incurred on additional/ extra items as on 30th SEPT 2017 not included in the estimated cost (Table – C)	Nil

TABLE – B

Internal & External development works in respect of the entire project/phase Baakir Phase-II (Mindspace) of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 30/09/2017 date	700.00	3054.66
2.	Expenditure incurred as on 30/09/2017	0	0
3.	Work done in percentage (as percentage of the total estimated cost)	0	0
4.	Balance cost to be incurred (based on estimated cost)	700.00	3054.66
5.	Cost incurred on additional/extra items as on 30/09/2017 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost) – N.A.	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*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.

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REPORT FOR QUARTER ENDING

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.(Interim)	240 of 2017 dated 25.09.2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd.
vi.	Name of Collaborator (as per the Joint Development Agreement)	Splendor Landbase limited having its Regd Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020 and Imperia Structure Private Limited having its Regd. Office A 25, Mohan Cooperative Industrial Area, New Delhi-110049 and Baakir Real Estate Pvt. Ltd having its Regd. Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020
vii.	Name of Developer	Imperia Structures Limited

Sir,

- 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.

i.	Date of certifying of percentage of construction work/ site inspection	05-01-18
ii.	Name of engineering firm/individual	Pioneer Consulting Engineers (P) Ltd
iii.	Date of site inspection	02-01-18

- Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	N.A.
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

- We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the

project. Our estimated cost calculations are based on the structural drawing/plans 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.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) 9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	3023.23 Lacs
iii.	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 of Town & Country Planning, Haryana	5983.43 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,



H. K. JOSHI
B.Tech., M.Tech. (Str.), MIE
M 112102/7

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

Pioneer Consultanting Engineers Pvt. Ltd.
132, Mithila Apartments,
76, I.P. Extn., Delhi-110092

TABLE – A

Building/Tower no. Baakir Phase-II (Mindspace)

(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 240 of 2017 dated 25.09.2017(Interim) comes to	9006.66
2.	Total expenditure on the project/phase	3023.23
3.	Percentage of work done with reference to total estimated cost	33.57%
4.	Balance estimate cost to be incurred on the project	5983.43
5.	Cost incurred on additional/ extra items as on 31st DEC 2017 not included in the estimated cost (Table – C)	Nil

TABLE – B

Internal & External development works in respect of the entire project/phase Baakir Phase-II (Mindspace) of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 31/12/2017 date	700.00	3054.66
2.	Expenditure incurred as on 31/12/2017	0	0
3.	Work done in percentage (as percentage of the total estimated cost)	0	0
4.	Balance cost to be incurred (based on estimated cost)	700.00	3054.66
5.	Cost incurred on additional/extra items as on 31/12/2017 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost) – N.A.	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*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.

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REPORT FOR QUARTER ENDING

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.(Interim)	240 of 2017 dated 25.09.2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd.
vi.	Name of Collaborator (as per the Joint Development Agreement)	Splendor Landbase limited having its Regd Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020 and Imperia Structure Private Limited having its Regd. Office A 25, Mohan Cooperative Industrial Area, New Delhi-110049 and Baakir Real Estate Pvt. Ltd having its Regd. Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020
vii.	Name of Developer	Imperia Structures Limited

Sir,

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.

i.	Date of certifying of percentage of construction work/ site inspection	06-04-18
ii.	Name of engineering firm/individual	Pioneer Consulting Engineers (P) Ltd
iii.	Date of site inspection	02-04-18

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	N.A.
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

3. We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans 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.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) 9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	3461.92 Lacs
iii.	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 of Town & Country Planning, Haryana	5544.74 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,



H. K. JOSHI
B.Tech., M.Tech. (Str.), MIE
M 112102/7

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

Pioneer Consultancy Engineers Pvt. Ltd.
132, Mithila Apartments,
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TABLE – A

Building/Tower no. Baakir Phase-II (Mindspace)

(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 240 of 2017 dated 25.09.2017(Interim) comes to	9006.66
2.	Total expenditure on the project/phase	3461.92
3.	Percentage of work done with reference to total estimated cost	38.44%
4.	Balance estimate cost to be incurred on the project	5544.74
5.	Cost incurred on additional/ extra items as 31st MAR 2018 not included in the estimated cost (Table – C)	Nil

TABLE – B

Internal & External development works in respect of the entire project/phase Baakir Phase-II (Mindspace) of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 31/03/2018 date	700.00	3054.66
2.	Expenditure incurred as on 31/03/2018	0	0
3.	Work done in percentage (as percentage of the total estimated cost)	0	0
4.	Balance cost to be incurred (based on estimated cost)	700.00	3054.66
5.	Cost incurred on additional/extra items as on 31/03/2018 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost) – N.A.	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*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.

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REPORT FOR QUARTER ENDING

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.(Interim)	240 of 2017 dated 25.09.2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd.
vi.	Name of Collaborator (as per the Joint Development Agreement)	Splendor Landbase limited having its Regd Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020 and Imperia Structure Private Limited having its Regd. Office A 25, Mohan Cooperative Industrial Area, New Delhi-110049 and Baakir Real Estate Pvt. Ltd having its Regd. Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020
vii.	Name of Developer	Imperia Structures Limited

Sir,

- 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.

i.	Date of certifying of percentage of construction work/ site inspection	06-07-18
ii.	Name of engineering firm/individual	Pioneer Consulting Engineers (P) Ltd
iii.	Date of site inspection	02-07-18

- Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	N.A.
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

- We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans made available to us for the

project under reference by the developer and consultants and the schedule of items and quantity for the ~~3882~~ work as calculated by the quantity surveyor appointed by the developer/engineer and the site inspection carried out by us.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) 9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	3988.06 Lacs
iii.	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 of Town & Country Planning, Haryana	5018.60 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,



H. K. JOSHI
B.Tech., M.Tech. (Str.), MIE
M 112102/7

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

Pioneer Consultanting Engineers Pvt. Ltd.
132, Mithila Apartments,
76, I.P. Extn., Delhi-110092

TABLE – A

Building/Tower no. Baakir Phase-II (Mindspace)

(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 240 of 2017 dated 25.09.2017(Interim) comes to	9006.66
2.	Total expenditure on the project/phase	3988.06
3.	Percentage of work done with reference to total estimated cost	44.28%
4.	Balance estimate cost to be incurred on the project	5018.60
5.	Cost incurred on additional/ extra items as on 30th JUN 2018 not included in the estimated cost (Table – C)	Nil

TABLE – B

Internal & External development works in respect of the entire project/phase Baakir Phase-II (Mindspace) of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 30/06/2018 date	700.00	3054.66
2.	Expenditure incurred as on 30/06/2018	0	112.31
3.	Work done in percentage (as percentage of the total estimated cost)	0	3.676678
4.	Balance cost to be incurred (based on estimated cost)	700.00	2942.35
5.	Cost incurred on additional/extra items as on 30/06/2018 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost) – N.A.	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*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 (*).
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5. All components of work with specifications are indicative and not exhaustive.

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REPORT FOR QUARTER ENDING

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.(Interim)	240 of 2017 dated 25.09.2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd.
vi.	Name of Collaborator (as per the Joint Development Agreement)	Splendor Landbase limited having its Regd Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020 and Imperia Structure Private Limited having its Regd. Office A 25, Mohan Cooperative Industrial Area, New Delhi-110049 and Baakir Real Estate Pvt. Ltd having its Regd. Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020
vii.	Name of Developer	Imperia Structures Limited

Sir,

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.

i.	Date of certifying of percentage of construction work/ site inspection	05-10-18
ii.	Name of engineering firm/individual	Pioneer Consulting Engineers (P) Ltd
iii.	Date of site inspection	03-10-18

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	N.A.
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

3. We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans 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.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) 9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	4742.27 Lacs
iii.	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 of Town & Country Planning, Haryana	4264.39 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,



H. K. JOSHI
B.Tech., M.Tech. (Str.), MIE
M 112102/7

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

Pioneer Consultancy Engineers Pvt. Ltd.
132, Mithila Apartments,
76, I.P. Extn., Delhi-110092

TABLE – A

Building/Tower no. Baakir Phase-II (Mindspace)

(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 240 of 2017 dated 25.09.2017(Interim) comes to	9006.66
2.	Total expenditure on the project/phase	4742.27
3.	Percentage of work done with reference to total estimated cost	52.65%
4.	Balance estimate cost to be incurred on the project	4264.39
5.	Cost incurred on additional/ extra items as on 30th SEPT 2018 not included in the estimated cost (Table – C)	Nil

TABLE – B

Internal & External development works in respect of the entire project/phase Baakir Phase-II (Mindspace) of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 30/09/2018 date	700.00	3054.66
2.	Expenditure incurred as on 30/09/2018	45	229.31
3.	Work done in percentage (as percentage of the total estimated cost)	6.428571	7.506891
4.	Balance cost to be incurred (based on estimated cost)	655.00	2825.35
5.	Cost incurred on additional/extra items as on 30/09/2018 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost) – N.A.	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*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.

PIONEER CONSULTING ENGINEERS PVT. LTD.

Consulting Engineers, Architects and Project Managers

132, Mithila Apartments, 76, I. P. Extn., Delhi-110092

Phone : (011) 4218-4470, 4218-4471, 4218-4472

E-mail : pioneer@pcepl.com • Web : www.pcepl.com

CIN : U74210DL1997PTC088547

REPORT FOR QUARTER ENDING

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.(Interim)	240 of 2017 dated 25.09.2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd.
vi.	Name of Collaborator (as per the Joint Development Agreement)	Splendor Landbase limited having its Regd Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020 and Imperia Structure Private Limited having its Regd. Office A 25, Mohan Cooperative Industrial Area, New Delhi-110049 and Baakir Real Estate Pvt. Ltd having its Regd. Office at F-38/2, Okhla Industrial Phase-II, New Delhi-110020
vii.	Name of Developer	Imperia Structures Limited

Sir,

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.

i.	Date of certifying of percentage of construction work/ site inspection	07/01/2019
ii.	Name of engineering firm/individual	Pioneer Consulting Engineers (P) Ltd
iii.	Date of site inspection	01/01/2019

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	N.A.
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

3. We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans made available to us for the

project. Our estimated cost calculations are based on the structural drawing/plans 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.

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) 9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	5357.61 Lacs
iii.	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 of Town & Country Planning, Haryana	3649.05 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,



H. K. JOSHI
B.Tech., M.Tech. (Str.), MIE
M 112102/7

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

Pioneer Consultancy Engineers Pvt. Ltd.
132, Mithila Apartments,
76, I.P. Extn., Delhi-110092

TABLE – A

Building/Tower no. Baakir Phase-II (Mindspace)

(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 240 of 2017 dated 25.09.2017(Interim)_comes to	9006.66
2.	Total expenditure on the project/phase	5357.61
3.	Percentage of work done with reference to total estimated cost	59.48%
4.	Balance estimate cost to be incurred on the project	3649.05
5.	Cost incurred on additional/ extra items as On 31st DEC 2018 not included in the estimated cost (Table – C)	Nil

TABLE – B

Internal & External development works in respect of the entire project/phase Baakir Phase-II (Mindspace) of the project

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 31/12/2018 date	700.00	3054.66
2.	Expenditure incurred as on 31/12/2018	60	416
3.	Work done in percentage (as percentage of the total estimated cost)	8.571429	13.61854
4.	Balance cost to be incurred (based on estimated cost)	640.00	2638.66
5.	Cost incurred on additional/extra items as on 31/12/2018 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. (Which were not part of the original estimate of total cost) – N.A.	
	Particulars	Amount
1.	*	

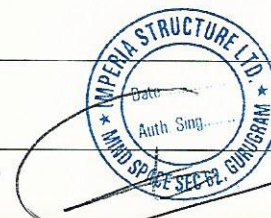
Note.— (*)Extend as per requirement

*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.

Annexure B

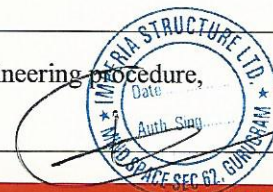
Engineer's Certificate ²		
Report for quarter ending		01 st July 2019 to 30 th September 2019
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction 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	Baakir Phase-II (MindSpace)
2.	Location	Village Maidawas, Sector 62, Gurugram
3.	Licensed area in acres	8.356 Acres
4.	Area for registration in acres	2.104 Acres
5.	HARERA Registration No.	240 of 2017. Dated: 25/09/2017
6.	Name of licensee	Bakkir Real Estate Pvt. Ltd. Arnon Builders & Developers Pvt. Ltd. Beyla Builders & Developers Pvt. Ltd. C/o DLF Homes Developers Ltd. DLF Centre, Sansad Marg, New Delhi-110001
7.	Name of collaborator	
8.	Name of developer	Imperia Structures Ltd.
2.	Details related to inspection are as under	
1.	Date of certifying of percentage of construction work/ site inspection	07 th October 2019
2.	Name of engineering firm/ individual	Mr. Vinod Kumar
3.	Date of site inspection	01 st October 2019


Imperia Structures Ltd.

ISO 9001:2008 Certified

 A-25, Mohan Co-operative Industrial Estate, New Delhi - 110044, Ph.: +91-11-46469999,
 Fax: +91-11-46469900, www.imperiastructures.com, Email: info@imperiastructures.com
 CIN No.: U45400DL2010PLC198791


3.	Following technical professionals are appointed by promoter: - (as applicable)	
Sr. No.	Consultants	Name
1.	Site engineer	Mr. Vinod Kumar
2.	Structural consultant	Mr. Hem Joshi
3.	Proof consultant	
4.	MEP consultant	Ms. Parul
5.	Quantity surveyor	
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 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.	
1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	9006.66 Lacs
2.	Estimated cost incurred till date (based on site inspection)	7353.24 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 of Town & Country Planning, Haryana	1653.42 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 HUDA, Gurugram 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 estimated cost.	
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.	


Imperia Structures Ltd.

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 Fax: +91-11-46469900, www.imperiastructures.com, Email: info@imperiastructures.com
 CIN No.: U45400DL2010PLC198791

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8.	I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 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 th October 2019	 Signature & name (in block letters) with stamp of engineering firm/ individual
Place	Gurugram	
Local authority license No.		
Local authority license no. valid till (date)		

*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 - A		
Building/ Tower No.		Tower C
Name of the building/ tower if any		Mindspace
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 240 of 2017. Dated: 25/09/2017 comes to	5252.00
2.	Total expenditure on the project/ phase	5245.45
3.	Percentage of work done with reference to total estimated cost	87%
4.	Balance estimate cost to be incurred on the project	6.55
5.	Cost incurred on additional/ extra items as on 30 th September 2019 not included in the estimated cost (Table - C)	NIL

Table - B			
Internal & External development works in respect of the entire project/ phase of the project			
Sr. No.	Particulars	Amount (Rs. in lacs)	
		External development works	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 30 th September 2019	700	3054.66
2.	Expenditure incurred as on 30 th September 2019	574.15	1533.64
3.	Work done in percentage (as percentage of the total estimated cost)	82	50
4.	Balanced cost to be incurred (based on estimated cost)	125.85	1521.02
5.	Cost incurred on additional/ extra items as on 30 th September 2019 not included in the estimated cost (table-D)	Nil	Nil

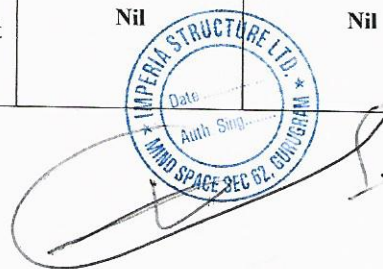
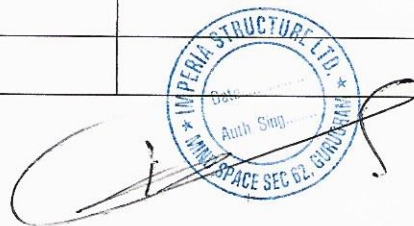


Table – C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on 23.10.2010 date of registration	510.36
2.	EDC, IDC paid so far as on 30 th September 2019	924.79
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	181.20%
4.	Balance EDC/ IDC to be paid	Nil

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

FOR OFFICE USE 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



ANNEXURE 6-B
ENGINEER'S CERTIFICATE
On the letter head of the engineer firm
To whom so ever it may concern

REPORT FOR QUARTER ENDING	01st April 2019 – 30th June 2019
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Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Baakir Phase-II (Mindspace)
ii.	Location	Village-Medawas, Sector-62, Gurugram, Haryana
iii.	Area in acres	2.104 Acres
iv.	HARERA Registration No.	240 of 2017, dated: 25/09/2017
v.	Name of Licensee	Baakir Real Estate Pvt. Ltd. Arnon Builders & Developers Pvt. Ltd., Beyla Builders & Developers Pvt. Ltd., C/o DLF Homes Developers Ltd. DLF Centre, Sansad Marg, New Delhi 110001.
vi.	Name of Collaborator	
vii.	Name of Developer	Imperia Structures Limited

Sir,

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.

i.	Date of certifying of percentage of construction work/ site inspection	05/07/2019
ii.	Name of engineering firm/individual	MORPHOGENESIS
iii.	Date of site inspection	01/07/2019

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr. No.	Consultants	Name
i.	Site Engineer	Mr. Nawazish
ii.	Structural Consultant	Mr. Hem Joshi
iii.	Proof Consultant	
iv.	MEP Consultant	Ms. Parul
v.	Quantity surveyor	Mr. Vinod Kumar

3. We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promoter for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans 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.



Imperia Structures Ltd.

A-25, Mohan Co-operative Industrial Estate, New Delhi - 110044, Ph.: +91-11-46469999,
 Fax: +91-11-46469900, www.imperiastructures.com, Email: info@imperiastructures.com
 CIN No.: U45400DL2010PLC198791

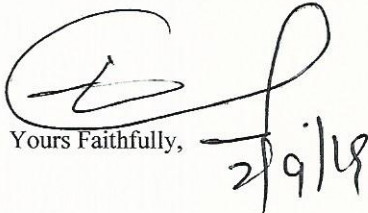
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2/9/19

4.

i.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	9006.66 Lacs
ii.	Estimated cost incurred till date (based on site inspection)	6836.11 Lacs
iii.	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 of Town & Country Planning, Haryana	2170.55 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 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 estimated cost.
7. I 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 B below.

Yours Faithfully,  2/9/18

Signature & Name (IN BLOCK LETTERS) with stamp of engineering firm/individual

Local Authority License No. _____

Local Authority License No. valid till (Date) _____

TABLE – A

 Building/Tower no./or called **Mindspace**

(to be prepared separately for each building/tower of the real estate project/phase of the project) on construction

Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total estimated cost of the building/tower as per registration no 240 of 2017, dated: 25/09/2017 comes to	5252.00
2.	Total expenditure on the project/phase	5156.61
3.	Percentage of work done with reference to total estimated cost	85%
4.	Balance estimate cost to be incurred on the project	95.39
5.	Cost incurred on additional/ extra items as on 30 th June 2019 not included in the estimated cost (Table – C)	NIL

TABLE – B

 Internal & External development works in respect of the entire project/phase of the project on **Infrastructure**.

Sr. No.	Particulars	Amounts (in Rs.)	
		External Development works	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 30 th June 2019 date	700 Lacs	3054.66 Lacs
2.	Expenditure incurred as on 30 th June 2019	524.15 Lacs	1155.35 Lacs
3.	Work done in percentage (as percentage of the total estimated cost)	75%	38%
4.	Balance cost to be incurred (based on estimated cost)	175.85 Lacs	1899.31 Lacs
5.	Cost incurred on additional/extra items as on 30 th June 2019 not included in the estimated cost (Table – C)	NIL	NIL

Table –C

Sr no.	List of extra/additional items executed with cost. –N.A. (Which were not part of the original estimate of total cost)	
	Particulars	Amount
1.	*	

Note.— (*)Extend as per requirement

*Note


 21/9/15

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.


2/9/14