

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 16 th July 2026
Subject		Certificate of cumulative cost incurred upon construction work of the project at the end of the period ending 16 th July 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	Cocoa County (Phase 03)
2.	Location	Sector - 88A, Village Harsaru, Gurugram
3.	Licensed area in acres	24.125 Acres
4.	Area for registration in acres	3.984 Acres
5.	HARERA registration no.	Applied For
6.	Name of Licensee	Brock Developers Pvt.Ltd., Perfect Megastructure Pvt. Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Ashiana Landcraft Realty Pvt. Ltd.
2.	Details related to inspection area as under	
1.	Date of certifying of percentage of construction work/site inspection	29/07/2026
2.	Name of engineering firm/ Individual	Atul Saxena Chartered Engineer
3.	Date of site inspection	14/07/2026
3.	Following technical professionals are appointed by promoter:- (as applicable)	
Sr. No.	Consultants	Name
1.	Site engineer	Mr. Gaurav Gupta
2.	Structural consultant	M/s Vintech Consultants
3.	Proof Consultant	NA
4.	MEP Consultant	M/s V. Consulting, Soami Nagar
5.	Architect	Mr. Vishal Sharma, M/s Confluence Consulting Services,
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.	

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

Date	:29/07/2026	Yours faithfully,
Place	: Noida	
		ATUL SAXENA Signature & name (in block Letter)
Local Authority license no.	IEI:M- 1714966	

Atul Saxena

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

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 (2B +S/ G + 29 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	12,504/-Lacs
2.	Total expenditure on the project/phase as on 16/07/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	12,504/- Lacs
5.	Cost incurred on additional/extra items as 16/07/2026 not included in the estimated cost(Table-C)	Nil

Atul Saxena

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

Table-A2		
Building/tower no.		Tower – B1 (2B + S/G + 29 Floors)
Name of the building/ tower if any		Tower – B1
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	10,208/-Lacs
2.	Total expenditure on the project/phase as on 16/07/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	10,208/-Lacs
5.	Cost incurred on additional/extra items as 16/07/2026 not included in the estimated cost(Table-C)	Nil

Table-A3		
Building/tower no.		Convenient Shopping Center
Name of the building/ tower if any		Convenient Shopping Center
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	326/-Lacs
2.	Total expenditure on the project/phase as on 16/07/2026	0/- Lacs
3.	Percentage of work done with reference to total Estimated cost	0 %
4.	Balance estimate cost to be incurred on the project	326/-Lacs
5.	Cost incurred on additional/extra items as 16/07/2026 not included in the estimated cost(Table-C)	Nil

Atul Saxena

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

(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	9,709/- Lacs
2.	Expenditure incurred as on 16/07/2026	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)	9,709/- Lacs
5.	Cost incurred on additional/extra items as on 16/07/2026 not included in the estimated cost.	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 date of registration	0/- Lacs
2.	EDC, IDC paid so far as on 16/07/2026	0/- Lacs
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	0 %
4.	Balance EDC/IDC to be paid	0/- Lacs

Atul Saxena

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

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