

HERITAGE MAX REALTECH PRIVATE LIMITED

Engineer's Certificate		
Report for quarter ended		30 th September 2025
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
		Elevate Phase - I
	2.	Location
		Village Behrampur, Sector-59, Gurugram
	3.	Licensed area in acres
		8.91875
	4.	Area for registration in acres
		5.95
	5.	HARERA registration no.
		19 of 2019
	6.	Name of licensee
		License no. 16 of 2008 : 1) BTVS Buildwell Pvt. Ltd. 2) Adson Software Pvt. Ltd. 3) Bulls Realtors Pvt. Ltd. 4) Commander Realtors Pvt. Ltd. 5) Fiverivers Developers Pvt. Ltd. 6) Fiverivers Townships Pvt. Ltd. 7) Ornamental Realtors Pvt. Ltd. 8) Aspirant Builders Pvt. Ltd.

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			License no. 28 of 2008 : 1) BTVS Buildwell Pvt. Ltd. 2) Golden View Builders Pvt. Ltd. 3) Hi Energy Realtors Pvt. Ltd. 4) Base Exports Pvt. Ltd. 5) Adson Software Pvt. Ltd. 6) Bulls Realtors Pvt. Ltd. 7) Commander Realtors Pvt. Ltd. 8) Fiverivers Developers Pvt. Ltd. 9) Ornamental Realtors Pvt. Ltd. 10) Aspirant Builders Pvt. Ltd. License no. 44 of 2011 : 1) Commander Realtors Pvt. Ltd. 2) BTVS Buildwell Pvt. Ltd. 3) Golden View Builders Pvt. Ltd. 4) Hi Energy Realtors Pvt. Ltd. 5) Base Exports Pvt. Ltd. 6) Adson Software Pvt. Ltd. 7) Bulls Realtors Pvt. Ltd. 8) Fiverivers Buildcon Pvt. Ltd.
	7.	Name of collaborator	Heritage Max Realtech Pvt. Ltd.
	8.	Name of developer	Heritage Max Realtech Pvt. Ltd.
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	30 th September 2025
	2.	Name of engineering firm/ individual	Vintech Consultants
	3.	Date of site inspection	30 th September 2025
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Sunil Chauhan
	2.	Structural consultant	Vintech Consultant (Mr. Vinod Jain)

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	3.	Proof consultant	Mehro Consultants
	4.	MEP consultant	Sanelac Consultants Pvt Ltd
	5.	Quantity surveyor	Currie & Brown
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	464 Cr
	2.	Estimated cost incurred till date (based on site inspection)	463.71 Cr
	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	0.29 Cr
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 _____ 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.		
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		

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	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	: 30 th September 2025	Yours faithfully,  Sunil Chauhan Signature & name (in block letters) with stamp of engineering firm/ individual
Place	: GURGAON	
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.

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Table - A		
Building/ tower no.		Tower A
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 Cr)
1.	Total estimated cost of the building/ tower as per registration no. 19 of 2019 comes to	172.46 Cr
2.	Total expenditure on the project/ phase	172.42 Cr
3.	Percentage of work done with reference to total estimated cost	99.97 %
4.	Balance estimate cost to be incurred on the project	0.041 Cr
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	

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Table – B - Tower A			
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 31 st December 2019		4.66
2.	Expenditure incurred as on 30th September 2025		3.85
3.	Work done in percentage (as percentage of the total estimated cost)		83%
4.	Balanced cost to be incurred (based on estimated cost)		0.81
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (table-D)		N.A.

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Table – C - Tower A		
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	NIL
2.	EDC, IDC paid so far as on 30 th September 2025	NIL
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	NIL
4.	Balance EDC/ IDC to be paid	NIL

Note: EDC & IDC have been fully paid up prior to execution of collaboration Agreement dated 2nd March 2016

Table – D Tower A		
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	

Note: (*) extend as per requirement

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Table - A		
Building/ tower no.		Tower B
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 Cr)
6.	Total estimated cost of the building/ tower as per registration no. 19 of 2019 comes to	178.9 Cr
7.	Total expenditure on the project/ phase	178.70 Cr
8.	Percentage of work done with reference to total estimated cost	99.86 %
9.	Balance estimate cost to be incurred on the project	0.24 Cr
10.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	

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Table – B - Tower 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
6.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on 31 st December 2019		4.66
7.	Expenditure incurred as on 30th September 2025		3.85
8.	Work done in percentage (as percentage of the total estimated cost)		83%
9.	Balanced cost to be incurred (based on estimated cost)		0.81
10.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (table-D)		

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Table – C - Tower B		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
5.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	NIL
6.	EDC, IDC paid so far as on _____	NIL
7.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	NIL
8.	Balance EDC/ IDC to be paid	NIL

Note: EDC & IDC have been fully paid up prior to execution of collaboration Agreement dated 2nd March 2016

Table – D Tower B		
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)
2.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	NIL

Note: (*) extend as per requirement

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Table - A		
Building/ tower no.		Tower C
Name of the building/ tower if any		Tower C
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 Cr)
11.	Total estimated cost of the building/ tower as per registration no. 19 of 2019 comes to	112.59 Cr
12.	Total expenditure on the project/ phase	112.58 Cr
13.	Percentage of work done with reference to total estimated cost	99.99 %
14.	Balance estimate cost to be incurred on the project	0.003 Cr
15.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	

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Table – B - Tower C			
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
11.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on 31 st December 2019		4.66
12.	Expenditure incurred as on 30th September 2025		3.85
13.	Work done in percentage (as percentage of the total estimated cost)		83%
14.	Balanced cost to be incurred (based on estimated cost)		0.81
15.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (table-D)		

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Table – C - Tower C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
9.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	NIL
10.	EDC, IDC paid so far as on _____	NIL
11.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	NIL
12.	Balance EDC/ IDC to be paid	NIL

Note: EDC & IDC have been fully paid up prior to execution of collaboration Agreement dated 2nd March 2016

Table – D Tower C		
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)
3.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	NIL

Note: (*) extend as per requirement