VISIONARY
VENTURES

Engineer's Certificate[2]		
Report for quarter ending		**30-Sept-25**
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	DE-LUXE DXP
2.	Location	Sector-37D
3.	Licensed area in acres	16.65625 Acre
4.	Area for registration in acres	16.65625 Acre
5.	HARERA Registration No.	10 of 2024 Dated 07-Feb-2024
6.	Name of licensee	M/s Signature Global Business Park Ltd. & M/s Fantabulous Town Developers Ltd.
7.	Name of collaborator	M/s Signature Global Business Park Ltd.
8.	Name of developer	M/s Signature Global Business Park Ltd.

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	**30-Sept-25**
2.	Name of engineering firm/ individual	M/s Visionary Ventures
3.	Date of site inspection	**30-Sept-25**

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[2]On the letter head of the engineer firm

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Anjesh Kumar
	2.	Structural consultant	M/s Paresh & Associates
	3.	Proof consultant	Optimum Design Pvt. Ltd.
	4.	MEP consultant	M/s Sanelac Consultants Pvt. Ltd.
	5.	Quantity surveyor	Quantum Projectinfra Pvt. Ltd
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	162049.52 Lacs
	2.	Estimated cost incurred till date (based on site inspection)	25433.00 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	1,36,616.52 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 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.		

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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	**:30-09-25**	Yours faithfully,
Place	**:New Delhi**	
		Signature & name (in block letters) with stamp of engineering firm/ individual
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.	**1008 (Units)**	
Name of the building/ tower if any	DE-LUXE DXP	
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. **10 of 2024 Dated 07-Feb-2024** comes to	162049.52 Lacs
2.	Total expenditure on the project/ phase	25433.00 Lacs
3.	Percentage of work done with reference to total estimated cost	16%
4.	Balance estimate cost to be incurred on the project	1,36,616.52 Lacs
5.	Cost incurred on additional/ extra items as on **30-09-25** 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 **30-09-25**	2049.52	160000.00 Lacs
2.	Expenditure incurred as on **30-09-25**	300.00	25,133.00 Lacs
3.	Work done in percentage (as percentage of the total estimated cost)	15%	16%
4.	Balanced cost to be incurred (based on estimated cost)	1749.52	1,34,867.00 Lacs
5.	Cost incurred on additional/ extra items as on **30-09-25** not included in the estimated cost (table-D)	Nil	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 **30-09-25** date of registration	11216.00
2.	EDC, IDC paid so far as on **30-09-25**	11216.00
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100%
4.	Balance EDC/ IDC to be paid	0.00

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 **30-09-25** date of registration	Nil

Note: (*) extend as per requirement

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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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