

ANIL SOORMA

Chartered Engineer
Member: I, Mech. E. (I),
Consulting Engineer
REGD.NO: 113. /10-03-1989

L-702, BPTP SPACIO Complex
SEC-37 D, GURGAON-122001
Mob.9810364026

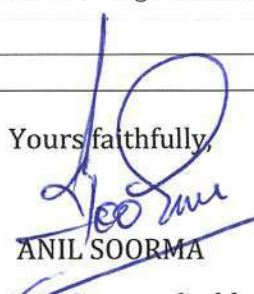
Engineer’s Certificate			
Report for quarter ending		July - September 2026	
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:	
1	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the 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	Athena - Part
	2	Location	Site No. 2, Sector 16, Gurugram, Haryana
	3	Licensed area in acres	12.206 Acres
	4	Area for registration in acres	12.206 Acres
	5	HARERA registration no.	239 of 2017
	6	Name of licensee	M/s Brahma Center Development Pvt. Ltd.
	7	Name of Collaborator	M/s Brahma Center Development Pvt. Ltd.



	8	Name of Developer	M/s Bestech India Pvt. Ltd.
2	Details related to inspection are as under		
	1	Date of certifying of percentage of construction work/ site inspection	15.10.2026
	2	Name of engineering firm/ individual	Anil Soorma
	3	Date of Site Inspection	10.10.2026
3	Following technical professionals are appointed by promoter: -		
	1	Site Engineer	Mr. D. P Kurmi
	2	Structural Consultant	Technical Projects Consultants Pvt Ltd
	3	Proof Consultant	Mr. Arvind Gupta
	4	MEP Consultant	Mr Kushank P. Kumar, M/s Kumar Endecon Pvt. Ltd.
	5	Quantity Surveyor	Mr. Arvind Gupta,
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.		
4	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; it is based on the verification of books of accounts and other related documents till 30.09.2026.		
	10	Total estimated cost for completion of the building(s) in the aforesaid project under reference (Construction and Non Construction Cost)	36745.00
		Estimated cost incurred till date (based on site inspection)	31924.33
		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 &	4820.67



	Country Planning, Haryana	
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(without pre judice) 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 (without pre judice) 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(without pre judice) 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		Yours faithfully,  ANIL SOORMA Signature & name (in block letters) with stamp of engineering firm/ individual
Place	:	
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. Commercial Colony		
Name of the Building/Tower if any		Athena - Part
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 (In Lacs)
1.	Total estimated cost of the building/ tower as per Registration No. / Ext No. 96 of 2017 & 02 of 2021 comes to (Construction Cost)	36745.00
2.	Total expenditure on the project/ phase	31,924.33
3.	Percentage of work done with reference to total estimated cost	86.88 %
4.	Balance estimate cost to be incurred on the project	15357.83 5.
	Cost incurred on additional/ extra items as on 30.09.2026 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 (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 30.09.2026.	0.00	0.00
2.	Expenditure incurred upto 30.09.20265	0.00	0.00
3.	Work done in percentage (as percentage of the total estimated cost)	0.00	0.00
4.	Balanced cost to be incurred (based on estimated cost)	0.00	0.00
5.	Cost incurred on additional/ extra items as on not included in the estimated cost (table-D)	0.00	0.00

Table - C		
EDC/ IDC etc In respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (In Lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on registration	0.00
2.	EDC, IDC paid so far as on 30.09.2026	
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	
4.	Balance EDC/ IDC to be paid	0.00

