

**Dr. Maqsud E Nazar, Ph.D (IITD)**

Chartered Engineer (India), License No. AM/089710/0

FORM - 2  
ENGINEER'S CERTIFICATE



(To be Submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Account-Designated Project wise)

Date 30.06.2023

To,  
Pyramid Infratech Pvt. Ltd.  
Unit No.501-508, 5th Floor,  
Unitech Trade Centre,  
Sector- 43, Gurugram

**Subject:** Certificate of Cost Incurred for Development of Pyramid Pride Sec.- 76 for Construction of 7 BUILDINGS Towers 1,2,3,4,5,6,7 and Commercial Wing (s) of the \_\_\_\_\_ N/A Phase (Haryana RERA Registration RC/REP/HARERA/GGM/332/64/2019/26 dated 12.06.2020) situated on the Plot bearing Final Plot No Rectal No 43.

Demarcated by its boundaries (Latitudes and longitudes of the end points.) North Tata Motors, East DLF Privana Project, West DLF Parivana Project and South DLF Parivana Project of Division, Village Kheraki Daula, District Gurugram admeasuring 5.00 Acre Area being Developed by M/S Pyramid Infratech Pvt. Ltd

Sir,

I KRISHNA GOPAL have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under Haryana RERA, being 7 BUILDINGS 1+2+3+4+5+6+7 and Commercial ) Wing (s) of the \_\_\_\_\_ N/A Phase situated on the plot bearing final Plot No Rectal No 43 of division Village Kherki - Daula, District GURUGRAM Admeasuring 5.00 ACRE Area being developed by M/S Pyramid infratech PVT. LTD.

1. Following technical professionals are appointed by Owner/Promotor: - (as applicable)


- (i) Mr Rahul Singh as Civil Engineer
- (ii) M/S NNC DESIGN INTERNATIONAL: as STRUCTURAL CONSULTANT
- (iii) M/S V Consulting : as CONSULTANT
- (IV) Mr Jagdish Prasad as MEP Engineer and Site Supervision

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations as based on the Drawings/Plans made available to us for the project under reference by the Developer and Consultants and the Scheduled of Items and quantity for the entire work as calculated by Krishna Gopal quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 77,96,69,859/- (Total of Table A & B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the AMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 601,636,892/- (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from MCG (Planning Authority) is estimated at Rs. 178,032,967/- (Total of Table A & B).

  
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Chartered Engineer (India)  
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**NNC DESIGN INTERNATIONAL**  
CONSULTING ENGINEERS

G-70, 2nd Floor, Jaswant Plaza, Near Kalindi Kunj, Main Sarita Vihar Road, Shaheen Bagh, Okhla, New Delhi-110025

Phone No.: 011- 26940734/35/36 Telefax: 011- 26940734

e-mail : nnc\_consultants@hotmail.com, nnc.mail7@gmail.com, website : www.nncdesigninternational.com

6. (Total of Table A & B)

7. I Certify that the cost of Civil, MEP and Allied work for the aforesaid Project as completed on the date of this certificate is as given in table A & B.

**TABLE - A**  
**Building Tower -7**

(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	13254810
Cost Incurred as on date 30.06.2023	11211916.14
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	
Table-	

**Building Tower -6**

(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	99411078
Cost Incurred as on date 30.06.2023	84089371.02
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	
Table-	

**Building Tower -5**


(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	99411078
Cost Incurred as on date 30.06.2023	84089371.02
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	
Table-	

**Building Tower -4**

(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	99411078
Cost Incurred as on date 30.06.2023	84089371.02
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	
Table-	

  
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**Building Tower -3**  
(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	99411078
Cost Incurred as on date 30.06.2023	84089371.02
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost Table-	

**Building Tower -2**  
(to be prepared separately for each Building/Wing of the Real Estate Project)

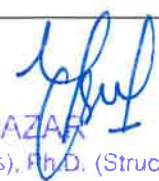
Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	99411078
Cost Incurred as on date 30.06.2023	84089371.02
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost Table-	

**Building Tower -1**  
(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	99411078
Cost Incurred as on date 30.06.2023	84089371.02
Work done in Percentage (as Percentage of the estimated cost)	<b>84.6%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	15.4%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost Table-	

**Building Block, Commercial**  
(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of the building/wing as on date 24/11/2020 of Registration is	45906866.42
Cost Incurred as on date 30.06.2023	22953433.2
Work done in Percentage (as Percentage of the estimated cost)	<b>50%</b>
Balance Cost to be Incurred (Based on Estimated Cost)	50%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost Table-	

  
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**TABLE - B**  
(to be prepared separately for each Building/Wing of the Real Estate Project)

Particulars	Amount (In Rs.)
Total Estimated Cost of internal and External Development Work including amenities and facilities in the labout as on 24/11/2020 date of Registration is	12,40,41,713
Cost Incurred as on date 30.06.2023	6,29,35,317
Work done in Percentage (as Percentage of the estimated cost)	51%
Balance Cost to be Incurred (Based on Estimated Cost)	49%
Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost	
Table-	

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

(\*) 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 market(\*) 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 market(\*)

The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

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.

All components of work with specifications are indicative and not exhaustive

**Table -C**  
List of Extra/Additional Items executed with Cost  
(Which were not part of the original Estimate of Total Cost)

Signature of Engineer

Name MAQSUD E NAZAR

Address G-70, 2nd Floor, Jaswant Plaza, Shaheen Bagh, New Delhi-110025

Aadhar No. 7491 8820 9343

PAN No. AFZPM7459M

(License No AM/089710/0 of Authority Institution of Engineers)

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11/10/23