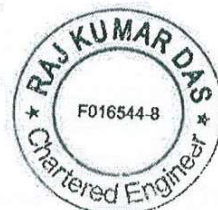


Engineer's Certificate																													
Report for period ending		October to December 2021																											
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:																											
<p>I/we have undertaken assignment 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.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Information</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Project/phase of the project</td> <td>AIPL Joy Gallery</td> </tr> <tr> <td>2.</td> <td>Location</td> <td>Sector 66, Gurugram, Haryana, PIN-122018</td> </tr> <tr> <td>3.</td> <td>Licensed area in acres</td> <td>4.418 acres</td> </tr> <tr> <td>4.</td> <td>Area for registration in acres</td> <td>4.418 acres</td> </tr> <tr> <td>5.</td> <td>HARERA registration no.</td> <td>HRERA 20 of 2020</td> </tr> <tr> <td>6.</td> <td>Name of licensee</td> <td>R.C. Sood & Company Pvt. Ltd. C/O Advance India Projects Limited</td> </tr> <tr> <td>7.</td> <td>Name of collaborator</td> <td>Advance India Projects Limited</td> </tr> <tr> <td>8.</td> <td>Name of developer</td> <td>Advance India Projects Limited</td> </tr> </tbody> </table>			Sr. No.	Particulars	Information	1.	Project/phase of the project	AIPL Joy Gallery	2.	Location	Sector 66, Gurugram, Haryana, PIN-122018	3.	Licensed area in acres	4.418 acres	4.	Area for registration in acres	4.418 acres	5.	HARERA registration no.	HRERA 20 of 2020	6.	Name of licensee	R.C. Sood & Company Pvt. Ltd. C/O Advance India Projects Limited	7.	Name of collaborator	Advance India Projects Limited	8.	Name of developer	Advance India Projects Limited
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8.	Name of developer	Advance India Projects Limited																											
2.	Details related to inspection are as under																												
1.	Date of certifying of percentage of construction work/ site inspection	10 th January 2022																											
2.	Name of engineering firm/ individual	Er. Raj Kumar Das																											
3.	Date of site inspection	10 th January 2022																											
3.	Following technical professionals are appointed by promoter: - (as applicable)																												

For ADVANCE INDIA PROJECTS LIMITED

1.

Authorised Signatory



Raj Kumar Das

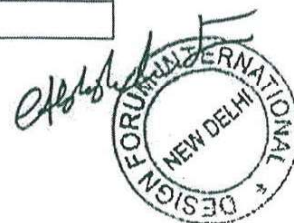
Note: (*) extend rows as per requirement.

Table - B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	Services			
1.	Internal roads & pavements	Yes	0%	
2.	Parking			
	Covered no.....	As per RERA document	0%	
	Open no.....	NA		
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	
5.	Storm water drains	Yes	0%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	NA		
	Fixing of children play equipment's	NA		
	Benches	NA		
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	No	NA	
18.	others			
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	No	NA	
20.	Dispensary	No	NA	
21.	Club	No	NA	
22.	Others	No	NA	
B-4	Services/ facilities to be transferred to competent authority			
23.	*			

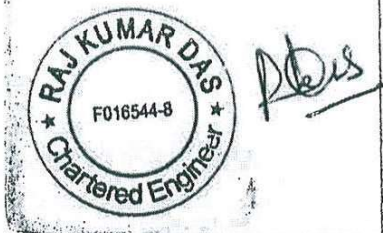
For ADVANCE INDIA PROJECTS LIMITED

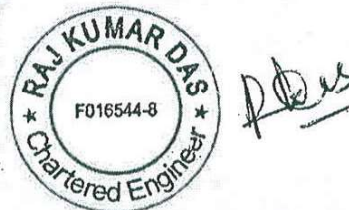
Authorised Signatory



Annexure B

IVAPL/02/2022/01/AIPL JOY GALLERY

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	: 22.02.2022	Yours faithfully, ER. RAJ KUMAR DAS 
Place	: Gurugram	
Local authority license no.	NA	
Local authority license no. valid till (date)	NA	
*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.	



Sr. No.	Consultants	Name									
1.	Site engineer	Mr. Devendra Chaudhary									
2.	Structural consultant	M/s. Vintech Consultants									
3.	Proof consultant	M/s. BMSF Design Consultants Pvt. Ltd.									
4.	MEP consultant	Sanelac Consultants Pvt. Ltd.									
5.	Quantity surveyor	Mr. Rameshwar Kumar Verma									
4.	<p>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.</p> <p style="text-align: right;">(Rs. in Lacs)</p> <table> <tr> <td>1.</td><td>Total estimated cost for completion of the building(s) in the aforesaid project under reference</td><td>37,038.04</td></tr> <tr> <td>2.</td><td>Estimated cost incurred till date (based on site inspection)</td><td>4,635.15</td></tr> <tr> <td>3.</td><td>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</td><td>32,402.89</td></tr> </table>		1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	37,038.04	2.	Estimated cost incurred till date (based on site inspection)	4,635.15	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	32,402.89
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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	32,402.89									
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 Haryana Urban Development Authority 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.										

Table - A		
Building/ tower no.		One Tower (401units)
Name of the building/ tower if any		AIPL Joy Gallery
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. RC/REP/HARERA/GGM/404/136/2020/20 Dated 17-08-2020 comes to	31,681.91
2.	Total expenditure on the project/ phase	4,579.92
3.	Percentage of work done with reference to total estimated cost	14.46%
4.	Balance estimate cost to be incurred on the project	27,101.99
5.	Cost incurred on additional/ extra items as on 31.12.2021 not included in the estimated cost (Table - C)	-

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 date	5,356.13	
2.	Expenditure incurred as on 31.12.2021	55.23	
3.	Work done in percentage (as percentage of the total estimated cost)	1.03%	
4.	Balanced cost to be incurred (based on estimated cost)	5300.90	
5.	Cost incurred on additional/ extra items as on 31.12.2021 not included in the estimated cost (table-D)	-	


Authorised Signatory





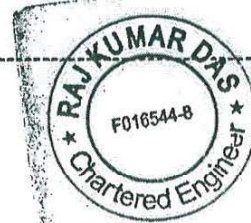
Table - C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on 20 of 2020 date of registration	2,907.10
2.	EDC, IDC paid so far as on 31.12.2021	1,852.10
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	63.71%
4.	Balance EDC/ IDC to be paid	1,055.00
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 31.12.2021/ date of registration	-

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

-----End of Report-----

For ADVANCE INDIA PROJECTS LIMITED



[Handwritten Signature]