

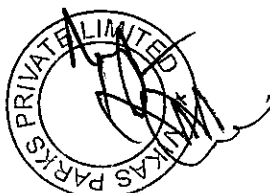
SANJAY PANWAR  
CHARTED ENGINEER  
1/7027, SHIVAJI PARK  
SHAHADRA, DELHI

197

Annexure B

| Engineer's Certificate <sup>1</sup> |   |  |
|-------------------------------------|---|--|
| Report for quarter ending           |   | 30 <sup>th</sup> September 2019  |
| 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   |
|                                     |   | Hero Homes   |
|                                     | 2.  | Location   |
|                                     |   | Sector -104, Dwarka Expressway, Gurugram, Haryana  |
|                                     | 3.  | Licensed area in acres   |
|                                     |   | 9.053 Acres out of Total Site area of 34.0229 Acres  |
|                                     | 4.  | Area for registration in acres   |
|                                     |   | 9.053 acres (includes area of Residential Tower 8, which shall be developed in future as a separate phase) |
|                                     | 5.  | HARERA registration no.  |
|                                     |   | RC/REP/HARERA/GGM/2018/24  |
|                                     | 6.  | Name of licensee   |
|                                     |   | Juventus Estates Ltd.<br>Mabon Properties Ltd.<br>Mariana Infrastructure Ltd.                              |
|                                     | 7.  | Name of collaborator   |
|                                     |   | Vikas Parks Private Limited  |
|                                     | 8.  | Name of developer  |
|                                     |   | Vikas Parks Private Limited  |
| 2.                                  | Details related to inspection are as under  |  |
|                                     | 1.  | Date of certifying of percentage of construction work/ site inspection                                     |
|                                     |   | 28.09.2020, Certificate is issued based on record maintained at our office.                                |

<sup>1</sup> On the letter head of the engineer firm

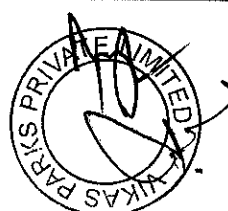


THE INSTITUTION OF  
ENGINEERS (INDIA)  
SANJAY PANWAR  
Civil Engineering Division  
CE No. M-1607434

**Annexure B**

|    |   |   |                              |
|----|---|---|------------------------------|
|    | 2.  | Name of engineering firm/<br>individual   | Mr. Sanjay Panwar            |
|    | 3.  | Date of site inspection   | 07.10.2019                   |
| 3. | Following technical professionals are appointed by promoter: - (as applicable)  |   |                              |
|    | Sr.<br>No.  | Consultants   | Name                         |
|    | 1.  | Site engineer   | Mr. Prem Sukh                |
|    | 2.  | Structural consultant   | M/s Optimization Consultants |
|    | 3.  | Proof consultant  | IIT - Bombay                 |
|    | 4.  | MEP consultant  | M/s Serene Designs           |
|    | 5.  | Quantity surveyor   | Mr. Sanjay Panwar            |
| 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> |   |                              |
|    | 1.  | Total estimated cost for completion of the building(s) in the aforesaid project under reference   | Rs. 38702 lacs               |
|    | 2.  | Estimated cost incurred till 30 <sup>th</sup> September 2019 (based on site inspection)   | Rs. 618 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 | Rs. 38084 lacs               |
| 5. | <p>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.</p>  |   |                              |

Sh



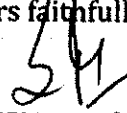
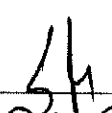
THE INSTITUTION OF  
ENGINEERS (INDIA)  
SANJAY PANWAR  
Civil Engineering Division  
CE No. M-1607434

SANJAY PANWAR  
CHARTED ENGINEER  
1/7027, SHIVAJI PARK  
SHAHADRA, DELHI

199

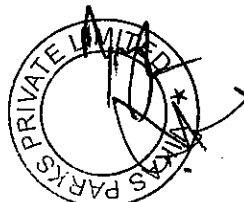
Annexure B

|    |  |
|----|--|
|    | completion certificate for the building(s) from the DTCP 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 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 as on 30 <sup>th</sup> September 2019 is as given in table A and table B below;   |

|   |                           |  |
|---|---------------------------|--|
| Date  | :28.09.2020               | Yours faithfully,<br><br>THE INSTITUTION OF<br>ENGINEERS (INDIA)<br>SANJAY PANWAR<br>Civil Engineering Division<br>CE No. M-1607434 |
| Place   | :Delhi                    |  |
|   |                           |  |
| Local authority license no.                   | : <u>CE No. M-1607434</u> |  |
| Local authority license no. valid till (date) | :                         | <br>THE INSTITUTION OF<br>ENGINEERS (INDIA)<br>SANJAY PANWAR<br>Civil Engineering Division<br>CE No. M-1607434                       |

**\*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 |



SANJAY PANWAR  
CHARTED ENGINEER  
1/7027, SHIVAJI PARK  
SHAHADRA, DELHI

200

**Annexure B**

|    |   |
|----|---|
|    | 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.  |

SK

THE INSTITUTION OF  
ENGINEERS (INDIA)  
SANJAY PANWAR  
Civil Engineering Division  
CE No. M-1607434

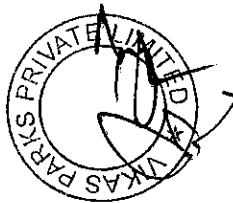


SANJAY PANWAR  
CHARTED ENGINEER  
1/7027, SHIVAJI PARK  
SHAHADRA, DELHI

201

Annexure B

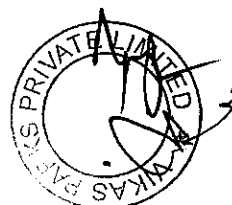
| Table - A  |   |  |
|--|---|--|
| Building/ tower no.  |   | Residential Tower 1 to 7, Convenient Shopping – 1&2,<br>Community Building |
| Name of the building/ tower if any                             |   | NA   |
| Percentage of work done with reference to total estimated cost |   |  |
| Sr. No.  | Particulars   | Amount (Rs. in lacs)   |
| 1.   | Total estimated cost of the building/ tower as per registration no. <u>RC/REP/HARERA/GGM/2018/24</u> comes to                 | 30151  |
| 2.   | Total expenditure on the project/ phase   | 325  |
| 3.   | Percentage of work done with reference to total estimated cost  | 1%   |
| 4.   | Balance estimate cost to be incurred on the project   | 29826  |
| 5.   | Cost incurred on additional/ extra items as on 30 <sup>th</sup> September 2019 not included in the estimated cost (Table - C) | 0  |



Sh  
THE INSTITUTION OF  
ENGINEERS (INDIA)  
SANJAY PANWAR  
Civil Engineering Division  
CE No. M-1607434

| 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 13.11.2018 date | NA                         | 8551 Lacs                  |
| 2.   | Expenditure incurred as on 30 <sup>th</sup> September 2019   |                            | 293                        |
| 3.   | Work done in percentage (as percentage of the total estimated cost)  |                            | 3.4%                       |
| 4.   | Balanced cost to be incurred (based on estimated cost)   |                            | 8258 Lacs                  |
| 5.   | Cost incurred on additional/ extra items as on 30 <sup>th</sup> September 2019 not included in the estimated cost (table-D)                              |                            | 0 Lacs                     |

| 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 (including IAC) as prescribed by the government as on 13.11.2018 date of registration | 6775                 |
| 2.  | EDC, IDC paid so far as on 30 <sup>th</sup> September 2019 (including IAC)   | 4664                 |
| 3.  | EDC, IDC, IAC paid in terms of percentage of total EDC, IDC, IAC etc.  | 68.8%                |
| 4.  | Balance EDC/ IDC/IAC to be paid  | 2111                 |



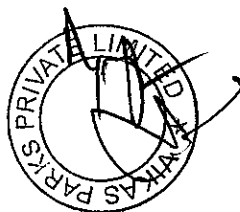
SANJAY PANWAR  
CHARTED ENGINEER  
1/7027, SHIVAJI PARK  
SHAHADRA, DELHI

203  
Annexure B

| 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 _____ date of registration | 0                    |

Note: (\*) extend as per requirement

| FOR OFFICE USE ONLY |                                   |  |                                   |
|---------------------|-----------------------------------|--|-----------------------------------|
| 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 |
|                     |                                   |  |                                   |
|                     |                                   |  |                                   |



THE INSTITUTION OF  
ENGINEERS (INDIA)  
SANJAY PANWAR  
Civil Engineering Division  
CE No. M-1607434