

ENGINEER'S CERTIFICATE

Date: 12-10-2021

To

M/s. **HL Promoters Private Limited**
Nuna Majra, Sector-37,
Bahadurgarh

Subject: Certificate of Percentage of Completion of Construction Work of Towers – 5,6,7,11,12 & NTA of Phase-1 of Group Housing Residential Colony being developed under the license NO.60 of 2014 situated at Jhajjar Road, Nuna Majra, Sector-37, Bahadurgarh-124 507 demarcated by its boundaries (Latitude and longitude of the end points)

- A. 28°40'24" N 2. 76°53'14"E
- B. 28°40'20" N 2. 76°53'14"E
- C. 28°40'17" N 2. 76°53'10"E
- D. 28°40'24" N 2. 76°53'11"E

Village: Nuna Majra, Taluka: Bahadurgarh; District: Jhajjar: Pin-124507 admeasuring 5.252 acres (21255 Sqm) area being developed by M/s. HL Promoters Private Limited,

Sir,

I / We **Q Catalyst** have under taken assignment as certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Haryana RERA, being Tower -5,6,7,11,12 of the Phase -1 situated at Jhajjar Road, Nuna Majra, Sector-37, Bahadurgarh-124 507 admeasuring 5.252 acres(21255 sqm) of area being developed by M/s. HL Promoters Private Limited,

1. Following technical Professionals are appointed by the Promoter: -

- a) **CP KUKREJA ARCHITECTS** as Architect
- b) **TPC Technical Projects Consultants Pvt. Ltd.** As Structural Consultant
- c) **PARADISE CONSULATNTS** as MEP Consultant
- d) **Q Catalyst** as Quantity Surveyor

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2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the Project. Our Estimated cost calculations are based on the drawings/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 Q Catalyst- Quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of materials, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate TOTAL Estimated Cost of Completion of the Buildings of the aforesaid project under reference of Rs. **2,88,67,54,991/-**(Rs. Two Hundred Eighty-Eight Crores sixty-seven lakhs fifty-four thousand nine hundred ninety-one Only) (As per Table -C). The Estimated Total Cost of Project is with reference to the Civil, MEP and allied works including land cost and other expenses like marketing & sales which are required to complete for the purpose of obtaining occupation certificate / completion certificate for the buildings from the Directorate of Town & Country Planning – Haryana, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till **30th Sept'21** is calculated at **Rs. 2,81,89,70,594/-**(As per Table -C). The amount of estimated cost incurred is calculated on the base of amount of Total Estimated Cost.

The Balance Cost of Project is with reference to the Civil, MEP and allied works including land cost and other expenses which are required to be completed for the purpose of obtaining occupation certificate / completion certificate) is Rs. **6,77,84,397/-**(as per Table – C)

3. I Certify that the Cost of the Civil, MEP, and allied work for the aforesaid Project as completed on the date of this Certificate is as given in Table A , B and C below:

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TABLE – A

BUILDING No. Tower -5

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 30th June 2017	158,600,788.00
2	Cost Incurred as on (based on the estimated Cost) 30 Sept 2021	158,451,350.98
3	Work done in Percentage (as Percentage of estimated cost)	99.91%
4	Balance Cost to be Incurred (Based on Estimated Cost)	149,437.02
5	Cost Incurred on Additional / Extra Items as on 30 Sept 2021 not included in the Estimated Cost (9 Annexure A)	NIL

BUILDING No. Tower -6

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 30th June 2017	158,600,788.00
2	Cost Incurred as on (based on the estimated Cost) 30 Sept 2021	158,435,555.53
3	Work done in Percentage (as Percentage of estimated cost)	99.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	165,232.47
5	Cost Incurred on Additional / Extra Items as on 30 Sept 2021 not included in the Estimated Cost (9 Annexure A)	NIL

BUILDING No. Tower -7

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 30th June 2017	158,600,788.00
2	Cost Incurred as on (based on the estimated Cost) 30 Sept 2021	157,085,892.76
3	Work done in Percentage (as Percentage of estimated cost)	99.04%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,514,895.24
5	Cost Incurred on Additional / Extra Items as on 30 Sept 2021 not included in the Estimated Cost (9 Annexure A)	NIL

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BUILDING No. Tower -11

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 30th June 2017	169,932,969.00
2	Cost Incurred as on (based on the estimated Cost) 30 Sept 2021	166,751,240.81
3	Work done in Percentage (as Percentage of estimated cost)	98.13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,181,728.19
5	Cost Incurred on Additional / Extra Items as on 30 Sept 2021 not included in the Estimated Cost (9 Annexure A)	NIL

BUILDING No. Tower -12

Sl.No.	Particulars	Amounts
1	Total Estimated cost of the building as on 30th June 2017	172,668,776.00
2	Cost Incurred as on (based on the estimated Cost) 30 Sept 2021	170,361,122.66
3	Work done in Percentage (as Percentage of estimated cost)	98.66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,307,653.34
5	Cost Incurred on Additional / Extra Items as on 30 Sept 2021 not included in the Estimated Cost (9 Annexure A)	NIL

TABLE – B (INFRASTRUCTURE COST)

DETAILS	BUDGET	ACTUAL	% of COMPLETION	BALANCE COST
Road & Pavement	2,64,35,581.45	26,435,581.45	100%	
Water Supply System	3,50,35,575.93	35,035,575.93	100%	-
Sewerage & Treatment	1,43,63,017.41	14,363,017.41	100%	-
Electricity Supply	8,87,30,090.28	72,095,631.76	81%	16,634,458.52
Strom Water Drainage	1,25,55,604.12	12,555,604.12	100%	-
TOTAL COST	17,71,19,869.2	160,485,410.66	91%	16,634,458.52

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TABLE – C

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th June 2017 : Date of Registration is 10th July 2017	1,518,541,769.00
2	Cost Incurred as on (based on the estimated Cost) 30 Sept 2021	1,471,460,612.63
3	Work done in Percentage (as Percentage of estimated cost)	96.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	47,081,156.37
5	Cost Incurred on Additional / Extra Items as on 30 Sept 2021 not included in the Estimated Cost (9 Annexure A)	NIL

TABLE - D: TOTAL COST OF ABOVE SAID PROJECT AS ON 30 SEPT 2021

DETAILS	BUDGET	ACTUAL	% of COMPLETION	BALANCE COST
Construction Cost	2,336,945,878	2,282,545,775	97.67%	54,400,103
Land Cost	280,254,282	280,254,282	100%	(0)
Other Cost	269,554,831	256,170,536	95.03%	13,384,295
TOTAL COST	2,886,754,991	2,818,970,594	97.57%	67,784,397

Yours Faithfully,

Signature of Engineer

(License No. M-115523/1)

Note:

1. The Scope of work is to complete the 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 or 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 Developer, 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 of marked(*)
3. The Estimated cost includes all labour, material, equipment and machinery required to carry out entire work

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4. 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.
5. All components of work with specifications are indicative and not exhaustive.

ANNEXURE – 2

List of Extra / Additional Items executed with Cost - NIL

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