



Total solution providers to infrastructure Development

H.O. 7/121(B), Swaroop Nagar, Kanpur (UP) -208002

(LI.) 0512-2556655, (M) 9415040282, 9305835605, 9305835617

Email: varshneys@gmail.com, vamconsulting@ymail.com

Dr. Santosh Kumar  
(Managing Director)

CIN NO.:U74900UP2009PTC038037

Former:  
Sr. Vice President- Reliance

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

**Subject:** Certificate of Percentage of Completion of Construction Work of Ganpati Smart City - Samriddhi Comfort Homes-UPRERAPRJ400642/09/2024 for Construction of Tower/Block/Building(s) situated on Khasra no. 6/2, 1/4, 1/5, 1/13, 8 TO 14, 16 TO 26, 42 TO 53 & 56, Mauja Babarpur, Mustakil demarcated by its boundaries (latitude and longitude of the end-points) 27.232157, 77.952846 to the North, 27.230679, 77.952895 to the South, 27.231764, 77.954181 to the East 27.231443, 77.952424 to the West of Village Babarpur, Tehsil, Agra Competent Authority/Development Authority, District Agra, PIN 282007, admeasuring 22493 sq. meter area, being developed by GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED having RERA Registration No.UPRERAPRM2735

I Santosh Kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Ganpati Smart City - Samriddhi Comfort Homes-UPRERAPRJ400642/09/2024 for Construction of Tower/Block/Building(s) situated on Khasra no. 6/2, 1/4, 1/5, 1/13, 8 TO 14, 16 TO 26, 42 TO 53 & 56, Mauja Babarpur, Mustakil demarcated by its boundaries (latitude and longitude of the end-points) 27.232157, 77.952846 to the North, 27.230679, 77.952895 to the South 27.231764, 77.954181 to the East 27.231443, 77.952424 to the West of Village Babarpur, Tehsil, Agra Competent Authority/Development Authority, District Agra, PIN 282007, admeasuring 22493 sq. meter area, being developed by GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY LIMITED having RERA Registration No.UPRERAPRM2735

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This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Shri Tapan Kumar as L.S. / Architect ;
- (ii) Shri Santosh Kumar as Structural Consultant
- (iii) Shri Tapan Kumar as MEP Consultant
- (iv) Shri Tanun Agarwal as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs.4493.46 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.12.2025 is calculated at Rs.1950 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. 2543.46 (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.12.2025 date is as given in Tables A and B below :

**Dr. Santosh Kumar**  
IES, FIE, Flstr. E, MIRC  
Ph.D., M.Tech(str), B.Tech(IIT-76)  
M/s Vam Consulting Engineers & Architects (P) Ltd.  
7/121, (B), Swaroop Nagar, Kanpur-208002

Branch Offices:

Delhi: 574, Kanungo Apartment, Opp. Balco Mkt., Patparganj, Delhi, (M) 9958068887  
Lucknow: The Princeton Review, 9 Shahnajaf Road (1<sup>st</sup> Floor) Hazratganj, Lucknow (UP), (M) 8004927531



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**Table A**

Tower bearing Name Narmada -1, Kaveri -1, Gomti-1

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

| S.No.                                                                               | Particulars                                                                                                                                  | Amounts    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1                                                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs 4493.46 |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs 1950    |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1 ) *100)                                               | 43.39%     |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs 2543.46 |
| 5                                                                                   | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | 0          |
| 6                                                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5 ) / ( Row 1 + Row 5 ) *100 )          | 43.39%     |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |            |

**TABLE B**

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

| S.No. | Particulars                                                                                                                                                                                                           | Amounts  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1     | Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). | Rs 74.42 |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | Rs 70.10 |
| 3     | Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )                                                                                                                               | 94.19%   |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | Rs 4.32  |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | 0        |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5 ) / ( Row 1 + Row 5 ) *100 )                                                                                   | 94.19%   |

**Dr. Santosh Kumar**  
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M/s Vam Consulting Engineers & Architects (P) Ltd.  
7/121(B), Swaroop Nagar, Kanpur-208002

Name Dr. Santosh Kumar  
Address 7/121 (B) Swaroop Nagar, Kanpur - 208002, UP (INDIA)  
Aadhar No. 6270 0248 8048  
PAN No. ADSPK9458M

**Branch Offices:**

Delhi: 574, Kanungo Apartment, Opp. Balco Mkt., Patparganj, Delhi, (M) 9958068887  
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