

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech(Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Form-'REG-II'

ENGINEERS CERTIFICATE

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

Date:-16/10/2021

Subject:-Certificate of Percentage of Completion of Construction Work of 35 no. Villas namely "**RAJ Villas**" Project [**UPRERA Registration Number UPRERAPRJ13671**] situated on khasra no. 1022, Village Morta, Ghaziabad, Uttar Pradesh demarcated by its boundaries latitude 28°43' 9.74"N to 28°43'10.68"N and longitude 77°27'3.18"E to 77°27'1.47"E Tehsil Ghaziabad Competent / Development authority Ghaziabad Development Authority, District Ghaziabad, admeasuring 6,894 sq.mts. Plot area being developed by Promoter's: **M/s K.G. Tech Associate Pvt. Ltd.** [Earlier VXL Developers and Infrastructures Pvt. Ltd.]

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the 35 no. Villas of the above Project being developed by Promoter's M/s K. G. Tech Associate Pvt. Ltd.

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s. Anuj Agarwal Architects as Architect;
 - M/s. Anuj Agarwal Architects as Structural Consultant;
 - M/s. Anuj Agarwal Architects as MEP Consultant.
 - Kr. Alok Singh as Site Supervisor
- 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/ information made available to us for the project under reference by the Promoter, Developer and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the Total Cost for completion of the project under reference as Rs. 1,682/-lacs only 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.
- The estimated actual cost incurred till 30/09/2021 is calculated at Rs. 1,640/-lacs only [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.
- 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. 42/- lacs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

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Table "A"

(For 35 no. Villas- UPRERAPRJ13671)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 1,296/-
2	Actual Cost incurred as on 30/06/21 (Based on the estimated cost)	Rs. 1,270/-
3	Work done in percentage (As percentage of total estimated cost)	98%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 26 /-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	98%

Table- "B"

Internal & External Development works & common amenities for entire project

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on total estimated cost)	Rs. 386/-
2	Cost incurred as on 30/06/21 (Based on the estimated cost)	Rs. 370/-
3	Work done in percentage (As percentage of total estimated cost)	96 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 16/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	96%

This certificate is issued on specific request of the Promoter M/s K. G. Tech Associate Pvt. Ltd. for UPRERA Compliance & based on information/ drawings made available to us.