



No. 01

Dated: - 15/07/2025

Position as on 30/06/2025

FORM-R

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Percentage of Completion of Development Work of **80 Plots** of the Project Crystal Valley of the Proposed Project situated on Khasra No. - **9,10,11,12,13,14**, Vill:- **Dibdiba**, Teh:- **Bilaspur**, Dist. - **Rampur, Uttar Pradesh**. Bearing Layout Approval No. **01/24-25** demarcated by its boundaries latitude And Latitude **28°58'55"N 79°21'56"E** respectively of vill- **Dibdiba**, Teh:- **Bilaspur**, Dist.- **Rampur**, Uttar Pradesh measuring **53233.12** sq.mt. area being developed by M/s **Kanha Swarnima** having RERA Registration No.- **UPRERAPRJ647238/03/2025**

I, ABDUL REHMAN undertaken assignment as Engineer of certifying Percentage of Completion Work of the 80 **Plots** of the Project Crystal Valley of the Proposed Project situated on Khasra No. - **9,10,11,12,13,14**, Vill:- **Dibdiba**, Teh:- **Bilaspur**, Dist. - **Rampur, Uttar Pradesh**. Bearing Layout Approval No. **01/24-25** demarcated by its boundaries latitude And Latitude **28°58'55"N 79°21'56"E** respectively of Vill- **Dibdiba**, Teh:- **Bilaspur**, Dist.- **Rampur**, Uttar Pradesh measuring **53233.12** sq.mt. area being developed by M/s **Kanha Swarnima** having RERA Registration No.- **UPRERAPRJ647238/03/2025**

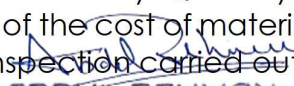
This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site Development for the Real Estate Project mentioned above.

1. Following technical Professionals are appointed by Owner /Promoter:-

i) Shivam Thukral Architect and as MEP Consultant

ii) Abdul Rehman Structural Consultant and 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.


ER. ABDUL REHMAN
Chartered Engineer
B.Tech (C.E.), AMIE
Reg. No. AM1950668/15092021
RG/USN/EL/0005/23-24





3. We estimate the Total Cost for completion of the project under reference as Rs. 3700 Lakh (Total of s.no. 1 in Tables A) 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 30-06-2025 is calculated at Rs.2712.17 Lakh (Total of S. No. 2 in Tables A). 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 987.83 Lakh (Total of s.no. 4 in Tables A).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30-06-2025 date is as given in Tables A below:
7. Bank details
 - A. Collection Bank Account is in state bank of India; IFSC Code: SBIN0001068, A/c No. 00000043583919815 Account Name: Kanha Swarnima Collection account for Crystal Valley
 - B. Separate Bank Account is in State Bank of India; IFSC Code: SBIN0001068, A/c No. 00000043576587219 Account Name: Kanha Swarnima Separate account for Crystal Valley
 - C. Transaction Bank Account is in State Bank of India; IFSC Code: SBIN0001068, A/c No. 00000043583954431 Account Name: Kanha Swarnima RERA Transaction account for Crystal Valley


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Table A

(To be prepared separately for each plot of the Real Estate Project/Phases.)

S.No.	Particulars	Amounts
1.	Total Estimated cost of the Plots as on date Permission from Competent Authority. (Based on the original Estimated cost)	Rs 3700 lacs.
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 2712.17 lacs.
3.	Value of Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	73.30%
4.	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	Rs. 987.83 lacs.
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$	0%


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Signature of Engineer

Name- Abdul Rehman

Address- Pakwara, Delhi Road, New Moradabad

