



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

FORM -R

ENGINEER'S CERTIFICATE

PROJECT NAME: KESHAV MAJESTIC (PHASE-2)

PROMOTER RERA REG. NO. - UPRERAPRM38515

PROJECT RERA REG NO. - UPRERAPRJ15355

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

No:MCSPL/RERA/KM/EC/01

Date: 27.03.2024

Subject: Certificate of Percentage of Completion of development Work of Project Name: Keshav Majestic -Phase-2] for development of land and construction of flats situated on Khasra no. 79, 80, 81 & 83 (Part), demarcated by its boundaries (latitude: 27.5822393,27.585876 and longitude: 77.6581019,77.658823 of the end-points) to the North, to the South, to the East to the West of Village: Mauza -Sunrakh Bangar, Vrindavan, Tehsil- Mathura, Mathura Vrindavan development Authority, District- Mathura , PIN -281121, admeasuring 2395 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515.

I, Daya Shankar Sharma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project Name: Keshav Majestic -Phase-2] for development of land and construction of flats situated on Khasra no. 79, 80, 81 & 83 (Part), demarcated by its boundaries (latitude: 27.5822393,27.585876 and longitude: 77.6581019,77.658823 of the end-points) to the North, to the South, to the East to the West of Village: Mauza -Sunrakh Bangar, Vrindavan, Tehsil- Mathura, Mathura Vrindavan development Authority, District- Mathura , PIN -281121, admeasuring 2395 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515.

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.

Following technical professionals are appointed by owner / Promoter: -

- (i) Modcon Creative Sketchers Pvt. Ltd. (Ar. Pratibha Verma) as Architect
- (ii) Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Structural Consultant
- (iii) M/s Pillar Plus Pvt. Ltd. (Mr. Rahul Mathur) as MEP Consultant
- (iv) Shri Narendra 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 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.

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

We estimate the Total Cost for completion of the project under reference as Rs. 2625 Lakh (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.

The estimated actual cost incurred till 29.02.2024 is calculated at Rs. 1278 lakhs (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. 1347 Lakh (Total of S. No. 4 in Tables A and B).

I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 29.02.2024 is as given in Tables A and B below:

Table A

Building/Wing/Tower bearing Number..... or called.....

(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)	2351
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1063
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 /Row 1) *100)	45%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1288
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	45%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

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 (In Lakhs)
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).	274
2	Cost incurred as on (based on the actual cost incurred as per records)	214
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	78%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	60
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)	78%
(Enclose separate sheet for the cost calculations)		

Annexure A

List of Extra / Additional Items executed with Cost
(Detailed Calculation for Increase in cost of Construction & Development)

Note:

1	In previous approved MAP there was 96 Flats, having built up area	SFT	69442
2	In revised MAP flats increased to 144 No. having built-up area	SFT	117052
3	Calculation of Increase in built-up Area-		
	Old built-up Area	SFT	69442
	New built-up Area	SFT	117052
	Increase in built-up Area	SFT	47610
4	Construction Cost Increased due to increase in Built-up area		
	Increase in Built-up area	SFT	47610
	Rate /SFT	INR	2300
	Increase in Construction Cost due to Increase in Area	(In Lakhs)	1095
5	Old Construction Cost increased due to Escalation in the Cost of		

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail.com



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Material and contractors Rates			
	built-up Area	SFT	69442
	Rate Escalate by Rs/ SFT	INR	200
	Increase in cost due to Escalation	(In Lakhs)	139
6	Escalation on account of increase in built-up Area	(In Lakhs)	1095
	Escalation on account of increase in Rates	(In Lakhs)	139
	Total Construction Cost Increase By	(In Lakhs)	1234
7	Old construction Cost	(In Lakhs)	1391
	Increase in Construction Cost	(In Lakhs)	1234
	Revised Construction Cost	(In Lakhs)	2625

Yours Faithfully

Er. Daya Shanker Sharma

BE (Honors), MBA(Finance), M-Tech (Structure),
Chartered Engineer, Chartered Structure Engineer,
Govt. Approved Valuer CAT-I/02/2015-16, FIV (F-23555),
MIE (M-1464234), MICE (M-30060), MISE (LM-143), FIPHE (LF-718).

Signature of Engineer

Name Daya Shankar Sharma

Address G-6, KAVERI SECTOR,
SANJAY PLACE, AGRA-282002.

Aadhar No. 788907687586

PAN No. AGDPS2362Q

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)

Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com