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ENGINEERS & VALUERS

**Modcon** Creative Sketcher Pvt. Ltd.  
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FORM -R

**ENGINEER'S CERTIFICATE**

**PROJECT NAME: KESHAV MAJESTIC (PHASE-1)**

**PROMOTER RERA REG. NO.- UPRERAPRM38515**

**PROJECT RERA REG NO.- UPRERAPRJ15356**

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

No:MCSPL/RERA/KM/EC/13

Date: 09.11.2023

**Subject: Certificate of Percentage of Completion of development Work of Project Name: Keshav Majestic -Phase-1] 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 11,220 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-1] 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 11,220 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.**

**1. Following technical professionals are appointed by owner / Promotor :-**

- (i) **Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Licensed Engineer/ Architect**
- (ii) **Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Structural Consultant**

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



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(iii) M/s Pillar Plus Pvt. Ltd. (Mr. Rahul Mathur) as MEP Consultant

(iv) Shri Narendra Singh 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. 260 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 31.03.2022 is calculated at Rs. 90 lakh (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. 170 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 31.03.2022 is as given in Tables A and B below:

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**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) | NA      |
| 2                                                                                          | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | NA      |
| 3                                                                                          | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                | NA      |
| 4                                                                                          | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | NA      |
| 5                                                                                          | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | NA      |
| 6                                                                                          | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (( Row 2 + Row 5) / (Row 1 + Row 5) *100 )              | NA      |
| <b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b> |                                                                                                                                              |         |

**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                                                                                                                                                                                                           | Amt (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). | 226            |
| 2                                                         | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | 90             |
| 3                                                         | Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )                                                                                                                               | 40%            |
| 4                                                         | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 136            |
| 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 )                                                                                       | 40%            |
| <b>(Enclose separate sheet for the cost calculations)</b> |                                                                                                                                                                                                                       |                |

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| S.No. | Particulars                                                                              | Amt (In Lakhs) |
|-------|------------------------------------------------------------------------------------------|----------------|
| 1     | Total Proportionate estimated cost of Community Building                                 | 34             |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)                   | 0              |
| 3     | Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) * 100 ) | 0%             |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                              | 34             |

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

**Annexure A**

**List of Extra / Additional Items executed with Cost**  
**(which were not part of the original Estimate of Total Cost)**

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