

Neeraj Kumar Yadav

(Civil Engineer)

Pan No. ANNPY3460G
Mobile: +91-9839354422

FORM-R

ENGINEER'S CERTIFICATE

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

Certificate of Percentage of Completion of Construction Work of Project Ajanta Tower[UPRERAPRJ16077] situated on the Khasra No/ Plot No. 434, Demarcated by its boundaries (Latitude: 26.800124 and Longitude: 80.897702), Village Barganwa, Tehsil Sarojini Nagar, Lucknow Development Authority, District Lucknow, PIN 226008 admeasuring 2279.71 sq.mts. area being developed by Ajant Kumar Agarwal.

Khasra No/Plot No. 434 of Village Barganwa, Tehsil Sarojini Nagar, Lucknow Development Authority, District Lucknow, PIN 226008 admeasuring 2279.71 sq.mts. area being developed by Ajant Kumar Agarwal.

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:

- Shri Repunjay Patel as Architect
- M/s Buildtech Consultancy Services as Structural Consultant
- M/s Architects Avenue as MEP Consultant
- Shri Neeraj Kumar Yadav 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. 84895500 (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 31.03.2020 is calculated at Rs. 67221549.46 (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. 17673950.54 (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 31.03.2020 date is as given in Tables A and B below :

Table A
Ajanta Tower

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	84,895,500.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	67,221,549.46
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	79.18%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	17,673,950.54
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 (1*100)/(2+5)	79.18%
(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	NIL
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NIL
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*100)/(2+5)	NA
(Enclose separate sheet for the cost calculations)		

Name - Neeraj Kumar Yadav
Aadhar No: 59242073130
PAN No: ANNPY3460G

Address:- 529Ka/656, Picnic Spot Road, Laxmi Dairy, Shyam Nagar, Khurram Nagar,
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3. We estimate the Total Cost for completion of the project under reference as Rs. 84895500 (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 30.06.2020 is calculated at Rs. 67872125.21 (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. 17023374.79 (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 30.06.2020 date is as given in Tables A and B below :

Table A
Ajanta Tower

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	84,895,500.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	67,872,125.21
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	79.95%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	17,023,374.79
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 (1*100)/(2+5)	79.95%

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

TABLE B

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

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1	Total Estimated cost of the Internal and External Development Works including common amenities and	NIL
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NIL
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*100)/(2+5)	NA

(Enclose separate sheet for the cost calculations)

Neeraj

Name - Neeraj Kumar Yadav
Aadhar No: 59242073130

PAN No: ANNPY3460G Address:- 529Ka/656, Picnic Spot Road, Laxmi Dairy, Shyam Nagar, Khurram Nagar, Lucknow-226022.

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4. The estimated actual cost incurred till date 30.09.2020 is calculated at Rs. 71168694.69 (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. 13726805.31 (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 30.09.2020 date is as given in Tables A and B below:

Table A
Ajanta Tower

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	84,895,500.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	71,168,694.69
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	83.83%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	13,726,805.31
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 (1*100)/(2+5))	83.83%
(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	NIL
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NIL
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*100)/(2+5))	NA
(Enclose separate sheet for the cost calculations)		

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4. The estimated actual cost incurred till date 31.12.2020 is calculated at Rs. 73560927.05 (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. 11334572.95 (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 31.12.2020 date is as given in Tables A and B below :

Table A
Ajanta Tower

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	84,895,500.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	73,560,927.05
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	86.65%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	11,334,572.95
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 (1*100)/(2+5)	86.65%
(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	NIL
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NIL
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*100)/(2+5)	NA
(Enclose separate sheet for the cost calculations)		

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