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

Subject: **Certificate of Percentage of Completion of Construction Work of Eighteen (18) No. of Block(s) of Apnaa Awas for Construction of Construction of 18 (Eighteen) block(s) situated on Khasra no. 30, Patholi, Agra demarcated by its boundaries : 27'10'11.81'N, 77'55'40.51'E, 27°10'13.46'N , 77'55'34.58'E (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Patholi, Tehsil- Agra, Agra Development Authority, District-Agra, admeasuring 17610 sq. meter, being developed by M/S Atul Infraestate LLP having RERA Registration No. UPRERAPRJ17447**

I **Pradeep Tiwari** have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of Eighteen (18) No. of Block(s) of Apnaa Awas for Construction of Construction of 18 (Eighteen) block(s) situated on Khasra no. 30, Patholi, Agra demarcated by its boundaries : 27'10'11.81'N, 77'55'40.51'E, 27°10'13.46'N , 77'55'34.58'E (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Patholi, Tehsil- Agra, Agra Development Authority, District-Agra , admeasuring 17610 sq. meter, being developed by M/S Atul Infraestate LLP having RERA Registration No. UPRERAPRJ17447

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:

(i) M/s Nexusplus Consultants as Architect.
(ii) Shri Devender Rustagi (Roark Consultant) as Structural Consultant.
(iii) Shri Puneet Sharma (RS Consultants) as MEP Consultant.
(iv) Shri Akhilesh Chaudhary 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. 3178 Lakhs** (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 **15.03.2023** is calculated at **Rs 770 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.

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. 2408 Lakhs** (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 **15.03.2023** date is as given in Tables A and B below :

Table A1
Building/Wing/Tower bearing Number- A TO R

S.No.	Particulars	Amounts in lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2664
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	670
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	25%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1994
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)	25%
(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 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).	514
2	Cost incurred as on (based on the actual cost incurred as per records)	100
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	19%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	414
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)	19%

P Tiwari

Signature of Engineer
Name:- Pradeep Tiwari
Address :- C-1072, Sangam Vihar, South Delhi, Delhi
PAN No.:- AZWPT6768K