

ENGINEER'S CERTIFICATE

Date: 10.02.2020

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of Phase-II of the Project Emerald Gulistan [UPRERAPRJ17995] situated on the Plot no. 2, Scheme No. 39, Jajmau, Kanpur Nagar. Demarcated by its boundaries (latitude and longitude of the end points) Ltt: 26.449923 and Lgt: 80.331871 to the North: 12 mtr wide Road (other part of Premises, to the South: Entry point of Phase-II of Project and other part of premises, to the East: Other's Premises, to the West: Other part of township in Jajmau, Tehsil: Kanpur, Competent/ Development authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 34275 sq.mts. area being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower, Kanpur.

I/We, Vishal Dwivedi, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Phase-II of the Project Emerald Gulistan, situated on Plot no. 2, Scheme No. 39, Jajmau, tehsil: Kanpur, competent/ development authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 34275 sq.mts. area being developed by J.K. Cotton Limited, Regd. Office at Kamla Tower, Kanpur.

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) Shri Sameer Kumar Chakravorti as Architect ;
- (ii) M/s/Shri/Smt _____ N.A. as Structural Consultant
- (iii) M/s/ Kishore Kumar Services as MEP Consultant
- (iv) Shri R. P. Singh as Site Supervisor

2. The project is 100 % Completed. We have estimated the cost of the completion of the civil, MEP and allied works, 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 (exclusive of land cost) for completion of the project under reference as Rs. 12,56,92,532/- (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 actual cost incurred till date Rs. 120500464/- (exclusive of land cost) is calculated at Rs. 12,56,92,532/- (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. NIL-(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 10.02.2020 is as given in Tables A and B below :

Table A-(N.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)	N.A.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N.A.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N.A.
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N.A.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A.

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6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	N.A.
(Enclose separate sheets for the cost calculations for each unit/building or tower)-N.A.		

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 facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs. 125692532
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 120500464
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%
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)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0
(Enclose separate sheet for the cost calculations)-NIL		

Signature of Engineer

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**कार्यालय नगर नियोजक (भवन)
कानपुर विकास प्राधिकरण, कानपुर।**

पत्रांक-डी/30 /न0नि0(भवन)का0वि0प्रा0/2019-20

दिनांक:- 20-02-2020

कानपुर विकास प्राधिकरण की अभ्युक्ति एवं पूर्णता प्रमाण पत्र

मेसर्स जे0के0 काटन लि0 के वाइस प्रेसीडेंट श्री संजय दुबे पुत्र स्व0 आर0एस0 दुबे द्वारा काशी रोड, कमला टावर, कानपुर नगर द्वारा सब डिवीजन भूखण्ड संख्या-02, योजना संख्या-39, फेज-2, इमराल्ड गुलिस्तान, जाजमऊ कानपुर नगर पर विकसित योजना के सम्बन्ध में पूर्व स्वीकृत तलपट मानचित्र के पूर्णता प्रमाण पत्र हेतु आवेदन पत्र परिशिष्ट संख्या-3 प्रपत्र 'द' (भाग-'अ'), पंजीकृत वास्तुविद् श्री समीर कुमार चक्रवर्ती आर्किटेक्ट एवं अर्वन प्लानर रजिस्टर्ड नं0 सी0ए0-81-06388, कानपुर का प्रमाण पत्र (भाग-'ब') पर व रेन वाटर हार्वेस्टिंग के सम्बन्ध में पंजीकृत अनुज्ञापित व्यक्ति का प्रमाण पत्र (भाग-'स') का परीक्षण श्री एस0पी0 श्रीवास्तव, अवर अभियंता, कानपुर विकास प्राधिकरण द्वारा कर लिया गया है एवं प्राधिकरण द्वारा स्वीकृत विन्यास मानचित्र परमिट संख्या-261/263/भवन/आनलाइन/2018-19 दिनांक-11.10.2018 के स्थल पर किये गये विकास कार्यों के अनुरूप सही पाया गया है। अतः उत्तर प्रदेश नगर योजना एवं विकास अधिनियम-1973 की धारा-15 क (2) के अनुसार उपाध्यक्ष महोदय द्वारा प्रदान की गयी स्वीकृति दिनांक- 25.02.2020 के अनुपालन में निम्न प्रतिबन्धों/शर्तों के साथ पूर्णता प्रमाण-पत्र निर्गत किया जाता है।

प्रतिबन्ध/शर्तें-

1. विभिन्न विभागों से प्राप्त अनापत्ति आख्याओं में उल्लिखित प्रतिबन्धों/शर्तों का पालन करना होगा।
2. परियोजना/कालोनी को स्थानान्तरित करने तक समस्त सुविधाओं एवं सेवाओं का रख-रखाव विकासकर्ता द्वारा स्वयं करना होगा।
3. रेरा अधिनियम का अनुपालन कराना होगा तथा रेरा में फेज-2 के रजिस्टर पत्र संख्या-UPRERAPRJ-17995 का अक्षरशः अनुपालन करना होगा।
4. किसी भी प्रकार के वाद-विवाद होने अथवा भविष्य में उत्पन्न होने का समस्त दायित्व पक्ष/विकासकर्ता का होगा।
5. पूर्व स्वीकृत प्रस्तावित विन्यास मानचित्र परमिट संख्या-261/263/भवन/2018-19 दिनांक-11.10.2018 में प्रदर्शित/नियोजित सार्वजनिक सुविधाओं एवं सेवाओं को यथावत विकसित करना होगा।
6. भविष्य में का0वि0प्रा0 या अन्य किसी भी विभाग की किसी भी प्रकार की वित्तीय देयता निकलने पर पक्ष/विकासकर्ता को समयान्तर्गत भुगतान करना होगा।
7. समय-समय पर जारी शासनादेशों का पालन करना होगा।
8. उपरोक्त प्रतिबन्धों का अक्षरशः अनुपालन करना होगा। किसी भी शर्तों/प्रतिबन्धों का उल्लंघन करने की दशा में प्रदत्त पूर्णता प्रमाण पत्र स्वतः माना जायेगा।

हस्ताक्षर

पदनाम

कार्यालय

दिनांक

ज्योति प्रसाद

नगर नियोजक

कानपुर विकास प्राधिकरण

कानपुर