



VIKAS VERMA

ME - CIVIL | MIE | LM - IRC | CONSULTANT UP RERA

| ENGINEER'S CERTIFICATE                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Form R |  |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--|
| <b>(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |  |
| <b>Subject:</b>                                                                                         | Certificate of Percentage of Completion of Construction Work of Plotted Development of of the Project Bhawna City UPRERAPRJ135729 situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, ( 27°12'33.96"N, 77°55'38.00"E) to the North( 27°12'28.94"N, 77°55'38.86"E)to the South ( 27°12'31.15"N, 77°55'39.06"E) to the East( 27°12'31.15"N, 77°55'36.54"E) To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority,District Agra, PIN 28007, admeasuring18987.10 sq.mts. area being developed by M/s Bhawna Housing Private Limited                                                             |        |  |
|                                                                                                         | I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of Plotted Development of the Project" Bhawna City" UPRERAPRJ135729 situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, ( 27°12'33.96"N, 77°55'38.00"E) to the North( 27°12'28.94"N, 77°55'38.86"E) to the South (27°12'31.15"N, 77°55'39.06"E) to the East( 27°12'31.15"N, 77°55'36.54"E) To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority,District Agra, PIN 28007, admeasuring18987.10 sq.mts. area being developed by M/s Bhawna Housing Private Limited |        |  |
|                                                                                                         | <b>This is to certify that I have undertaken assignment of certifying estimated cost and expenses for site construction/ development for the Real Estate Project mentioned above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |  |
|                                                                                                         | 1. Following technical professionals were consulted by me for verification /for certification of the cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |  |
|                                                                                                         | (i) Shri Abhishek Bansal as Architect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |  |
|                                                                                                         | (ii) Sh. Abhishek Bansal as Structural Consultant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |  |
|                                                                                                         | (iii) Sh. Vishal Goyal as MEP Consultant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |  |
|                                                                                                         | (iv) Shri Ashish as Engineer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |  |
|                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |  |
|                                                                                                         | 2. The project is registered with U.P.RERA and is in progress . I have estimated the cost of the completion of the civil, MEP and allied works, of the plotted development work 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.                                                                           |        |  |
|                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |  |



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3. Estimate the Total Cost for completion of the project under reference as Rs.273650000.00 (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 29-05-2023 is calculated at Rs.179300000.00 (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.94350000.00 (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 on the 29-05-2023 is as given in Tables A below :

Table A

Bhawna City

Particulars

Sr. No.

Amount (Rs)

|   |                                                                                                                                                             |                  |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1 | Total Estimated cost of the 93 individual approved units as on date of Building Permission from Competent Authority. (Based on the original Estimated cost) | ₹ 2545,00,000.00 |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                                 | ₹ 1608,00,000.00 |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                               | 63.18%           |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                                 | ₹ 937,00,000.00  |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                    | ₹ 0.00           |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )                           | 63.18%           |



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**Table B**

**Bhawna City - PLOTTED DEVELOPMENT PROJECT**

| S.No.                         | Particulars                                                                                                                         | Amounts         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1                             | Total Estimated cost of the of plots development w.r.t. Permission from Competent Authority. (Based on the original Estimated cost) | ₹ 191,50,000.00 |
| 2                             | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                         | ₹ 185,00,000.00 |
| 3                             | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                        | 97%             |
| 4                             | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                         | ₹ 6,50,000.00   |
| 5                             | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                            | ₹ 0.00          |
| 6                             | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )   | 97%             |
| Overall Percent of Completion |                                                                                                                                     | 65.52%          |

Signature of Engineer

Name Vikas Verma  
Address 4-A, Nikhil Estate, Shastripuram, Agra  
Aadhar No. 421969503203  
PAN No. AFQPV1438L