

**FORM-R****ENGINEER'S CERTIFICATE**

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

Subject : Certificate for Percentage of Completion of Construction Work of the Project SHEEL KUNJ AVENUE situated at Village Mukkarabpur Palehra, Tehsil Sardhana, Distt, Meerut, as approved by Meerut Development Authority, Meerut, Layout No.MDA-LD/2022-23/0879 on the land admeasuring 22865.88 sq.mts. area being developed by Indus Valley Promoters Limited.

I/We Gaurav Rastogi have undertaken assignment as Structural Consultant for certifying the Percentage of Completion of Work for the plotted development of the above mentioned project SHEEL KUNJ AVENUE at Village Mukkarabpur Palehra, Tehsil Sardhana, Distt, Meerut in accordance with the approved layout plan by Meerut Development Authority (M.D.A) on the land admeasuring 22865.88 sq.mts. area, being developed by Indus Valley Promoters Limited.

1. Following technical professionals are appointed by owner / Promotor :-  
(i) Shri Arvind Rastogi as L.S. / Architect ;  
(ii) M/s Gaurav & Associates, Meerut as Structural Consultant  
(iii) Shri Gulshan Kumar as Project Manager

2. Based on Site Inspection, with respect to development of land admeasuring 22865.88 sq mts with plotted area of 12504.88 sq mts comprising of 61 plots in the aforesaid Real Estate Project. I/We certify that as on the date of this certificate, the Percentage of Development Work done for the Real Estate Project as registered under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table A.

3. We estimate the Total Cost for Completion/Site Development of the project under reference as Rs.488.42 lacs (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 completion certificate for the approved Layout Plan from the concerned Competent Authority/M.D.A.

4. The estimated actual cost incurred till date 30.06.2026 is calculated at Rs.439.02 (Total of S. No. 2 in Table A). 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 for the plotted development of the subject project to obtain Completion Certificate from the Competent Authority is estimated at Rs. 49.40 LACS (total of S.No. 4 in Table A).

**TABLE A**

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 Lacs |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 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). | 488.42          |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | 439.02          |
| 3     | Work done in Percentage (as Percentage of the estimated cost) ( Row 2 / Row 1 ) * 100 )                                                                                                                               | 90%             |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 49.4            |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost                                                                                                                                           | 0               |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( Row 2 + Row 5) / (Row 1 + Row 5) * 100 )                                                                                       | 90%             |

Signature of Engineer

Name : Gaurav Rastogi

Address : 101-E, Aditya Palce, Garh Road, Meerut

PAN No. : ACHPR3753Q

DATE : 09.07.2026  
**Dr. (Er.) GAURAV RASTOGI**  
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