

ENGINEER'S CERTIFICATE

(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 CHANDRA ANANDAM of 6 Blocks of the Phase of the Project UPRERA Registration Number UPRERAPRJ248919 situated on the Khasra No/ Plot no 13, 17, 18 & 19 Demarcated by its boundaries (25°25'09.7"N front, 25°25'09.7"N Rear Latitude and 82°52'47.6"E front, 82°52'47.6"E Rear Longitude)
Open land part of plot no 13 to the to the North
Project Internal Road to the South
Propose New Block to the East
Part of plot no 13 to the West
Village - Sehmalpur, Varanasi Competent/ Development authority Varanasi, District - Varanasi, PIN 221002 admeasuring 8189.88 sq.mts. area being developed by CHANDRA TOWERS PVT LTD.

I Suresh Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the CHANDRA ANANDAM Building(s) Project, situated on the Khasra No/ Plot no 13, 17, 18 & 19 village - Sehmalpur, Varanasi Competent/ Development authority Varanasi, District - Varanasi, PIN 221002 admeasuring 8189.88 sq.mts. area being developed by CHANDRA TOWERS PVT LTD.

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 Rishabh Chandra Jain as Architect
- (ii) Shri C. P. Hingorani as Structural Consultant
- (iii) Shri C.P. Hingorani as MEP Consultant
- (iv) Shri Suresh Singh 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. 26,43,62,304 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 31st December 2023 is calculated at Rs. 15,83,60,558. 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. 10,60,01,746.

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31st December 2023 date is as given in Tables A and B below :

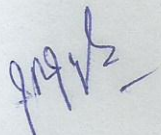

S. P. Singh
B. E. CIVIL

Table A1
Block A

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)	Rs. 3,87,12,440
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 3,87,12,440
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. -
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	Rs. -
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A2
Block B

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)	Rs. 4,37,17,423
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 4,37,17,423
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. -
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	Rs. -
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3
Block C

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)	Rs. 4,80,33,415
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 3,53,13,078
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row	73.52%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 1,27,20,337
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	Rs. -
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	73.52%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A4
Block D

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)	Rs. 4,88,23,256
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 2,18,54,886
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row	44.76%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 2,69,68,370
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	Rs. -
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	44.76%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A4
Block E

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)	Rs. 6,40,75,770
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 1,20,14,207
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row	18.75%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 5,20,61,563
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	Rs. -

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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)	18.75%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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S. P. Singh
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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. 2,10,00,000
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 67,48,524
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	32.14%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 1,42,51,476
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. -
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	32.14%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Name
Address
Aadhar No.
PAN No.

[Handwritten Signature]
Suresh Pratap Singh
Ramsingh Pura Horahua VMS 22/10/18
S. P. Singh
B. E. CIVIL
Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)