

Er. Sanjay Jain
B.E. (Civil) I.I.T. Roorkee
M.Tech (Strs. IS), I.I.T. Delhi
ACE-24, CME, Pune
C. Eng. (I) M.I.E. (Registration No. M-134803-5)
Chartered Engineer, Structural Designer
F.I.V. Approved Valuer

Govt. Approved Registered Valuer
under Income Tax & Wealth Tax Act
Registration No. CCIT/Lko/CAT-I/257

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Flat No. 204 at Second Floor, Block-B1, Eldeco Elegance, Vibhuti Khand, Gomti Nagar, Lucknow

FORM-R

Date : 11.05.2021

ENGINEERS CERTIFICATE

Subject:

Certificate of Percentage of Completion of Construction Work of Project: Attalika Palms (UPRERAPRJ353380) situated at Khasra No. 897, 896, 863, 887, 890, 885, 898 (part), 889, 886, 847 & 855 (part) Demarcated by its boundaries (latitude and longitude of the end points) (26-42-23.1 N & 80-58-38.6 E) to the North (26-42-11.7 N & 80-58-40.0 E) to the South (26-42-15.8 N & 80-58-47.9 E) to the East (26-42-17.1 N & 80-58-38.6 E) to the West of Village Purseni, Tehsil Mohanlalganj, Competent/Development Authority: Lucknow Development Authority, District Lucknow, Pin Code-227305 admeasuring 38,837.16 sq. m. area developed by ATTALIKA REAL ESTATE P LIMITED.

I, Sanjay Jain, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project (UPRERAPRJ353380) situated at Khasra No. 897, 896, 863, 887, 890, 885, 898 (part), 889, 886, 847 & 855 (part) Demarcated by its boundaries (latitude and longitude of the end points) (26-42-23.1 N & 80-58-38.6 E) to the North (26-42-11.7 N & 80-58-40.0 E) to the South (26-42-15.8 N & 80-58-47.9 E) to the East (26-42-17.1 N & 80-58-38.6 E) to the West of Village Purseni, Tehsil Mohanlalganj, Competent/Development Authority: Lucknow Development Authority, District Lucknow, Pin Code-227305 admeasuring 38,837.16 sq. m. area developed by ATTALIKA REAL ESTATE P LIMITED.

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) Smt. Devyani Dayal | : | as Architect |
| (ii) Shri Sanjay Jain | : | as Civil/ Structural Consultant |
| (iii) M/s/ Shri/Smt/ Not Applicable | : | as MEP Consultant |
| (iv) Mr. Shashikant Mishra | : | as Site Supervisor |

2. The project is still ongoing. We have estimated the cost of completion of the civil, MEP and allied works, of the development 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 the 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 the developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as **Rs. 6,38,08,000**
Only. (Total of S. No. 1 in Tables A and B), including cost 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 **31.03.2021** is calculated as **Rs. 1,80,04,308**
Only. (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 Development Work of the subject project to obtain Occupation Certificate/ Completion Certificate from the Competent Authority is estimated at **Rs. 4,58,03,692 Only.**
 (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 **31.03.2021** date is as given in Table A and B below:

Table 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.)

NOT APPLICABLE

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 N.A.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 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)	Rs N.A.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs N.A.
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)		

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 (Rs.)
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).	6,38,08,000
2	Cost incurred as on (based on the actual cost incurred as per records)	1,80,04,308
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	28.22%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	4,58,03,692
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	51,93,842
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	33.62%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Sanjay Jain

Certificate No.

M-134803-5

Address

Flat No. 204, Block No. B-1. Eldeco Elegance,
Vibhuti Khand, Gomti Nagar, Lucknow

Aadhar No.

3660 0256 5825

PAN No.

ABKPJ2111Q

ET. SANJAY JAIN
Chartered Civil Engineer
Regd. Valuer and Land & Buildings
Regd. No. CAT-1/257/2003, CCIT, Lucknow
Flat No. B1-204, Eldeco Elegance
Vibhuti Khand, Gomti Nagar, Lucknow

Annexure A

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

Sl.	Particulars	Estimated Cost (Rs.)	Actually Incurred (Rs.)
1	Gate	9,00,000	19,10,949
2	Project Boundary	30,00,000	29,93,920
3	CCTV	1,50,000	-
4	Temple	6,00,000	2,88,973
	Total	46,50,000	51,93,842

