



No- SKS/25-26/AURA03

Information as on- 31/Dec/2025

S. K. S. ENGINEERS

Sarvesh Kumar Singh
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Date: 01/12/2025

I/We Sarvesh Kumar Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project JHM AURA (UPRERAPRJ580180), situate on the Khasra No/ Plot no 499 & 502P of village Chandpur Bichpuri tehsil Bareilly competent / development authority Bareilly Development Authority District Bareilly PIN 243005 admeasuring 17562.42 sq.mts area being developed by JHM Infrahomes Pvt Ltd.

1. Following technical professionals were appointed by me for verification / certification of the cost: -

Following technical professionals are appointed by Promoter: -

- (i) Amit Kumar Saxena as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt_NA_ as Structural Consultant
- (iii) M/s/Shri/Smt_NA_ as MEP Consultant
- (iv) M/s/Shri/Smt Sarvesh Kumar 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 Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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 is given in following Table A and Table B:

(in Rs Lacs)

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	NA	0	0	0	0	0
2	Total Number of Basement and Plinth	NA	0	0	0	0	0
3	Total Number of Podiums	NA	0	0	0	0	0
4	Stilt Floor	NA	0	0	0	0	0
5	Total Number of Slabs of Super Structure	NA	0	0	0	0	0
6	Plaster, Floorings within internal walls, internal	NA	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises, Doors and	NA	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	NA	0	0	0	0	0
9	Staircases, Lifts, Lobbies and Lobbies at each Floor level	NA	0	0	0	0	0
10	external plaster, elevation, completion of terrace with	NA	0	0	0	0	0

11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	NA	0	0	0	0	0
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFP NOC	NA	0	0	0	0	0
	TOTAL	0	0	0	0	0	0

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	(in Rs Lac) 8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost(in Rs Lac)	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)(in Rs Lac)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	90	90	100	90	90	100
2	Water Supply/Drinking Water Facilities	40	40	100	40	40	100
3	Sewerage (chamber, lines, Septic Tank, STP)	50	50	100	50	50	100
4	Storm Water Drain	40	40	100	40	40	100
5	Landscaping & Tree Planting	75	75	100	75	75	100
6	Street Lighting	80	80	100	80	80	100
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	49.75	49.75	100	49.75	49.75	100
9	Solid Waste Management & Disposal	0.25	0.25	100	0.25	0.25	100
10	Water Conservation, Rainwater Harvesting	70	70	100	70	70	100
11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	60	60	100	60	60	100
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA

18	Others, if any(demarcation, Boundary wall, Main Gate ,)	95	95	100	95	95	100
	TOTAL	650	650		650	650	100

3. We estimate the Total Cost for completion of the project under reference as Rs.650 lakh (Total of column no. 3 in Tables A1, A2.... and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31 Dec 2025 is Rs.Rs 650 Lakh (Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.



Signature & Name (IN BLOCK LETTERS) of Engineer