

**S. K. S. ENGINEERS****Sarvesh Kumar Singh**05 Keshav Savitri Dham Lohra
Road Bareilly (Uttar Pradesh)

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Letter No. SKS/25-26/AURA01

Dated 09/07/2025

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Construction Work of Demarcation of 106 nos. Residential plots & 12 Commercial Plots of the Project [UPRERA Registration Number (UPRERAPRJ580180)] situated on the JHM AURA Khasra no. 499 & 502P Vill. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin-243006 Demarcated by its boundaries (latitude 28.384509 and longitude 79.483393 of the end points) Drain JHM AURA Khasra no. 499 & 502P Vill. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin 243006 Bareilly Development authority District Bareilly PIN 243005 admeasuring 17562.42 sq.mts. area being developed by JHM Infrahomes Pvt. Ltd.

I/We Sarvesh kumar Singh have undertaken assignment as Engineer/Licensed Surveyor of certifying Percentage of Work of the Demarcation of 106 nos. Residential plots, & 12 Commercial Plots of the Project, situated on the JHM AURA Khasra no. 499 & 502P Vill. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin 243006 Bareilly Development authority District Bareilly PIN 243005 admeasuring 17562.42 sq.mts. area being developed by JHM Infrahomes 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) M/s/Shri/Smt AMIT KUMAR SAXENA as Architect
 - (ii) M/s/Shri/Smt as Structural Consultant
 - (iii) M/s/Shri/Smt NA as MEP Consultant
 - (iv) M/s/Shri/Smt 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 Development of the project under reference as **Rs. 638.00** Lakh (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 30/06/2025 is calculated at Rs.630.32 (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.7.68 (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 30/06/2025 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number NA or called **JHM AURA** (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.)

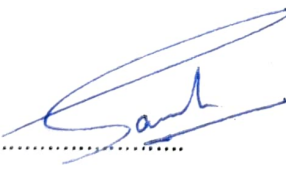
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	NA
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NA
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NA
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA
(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
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 638.00 Lakh
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	630.32
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98.80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	7.68
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	98.80%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer.....

Name:- Sarvesh Kumar Singh

Address:- 05 Keshav Savitri Dham Dohra Road Bareilly (Uttar Pradesh)

Aadhar No. -7816-9429-9246 , PAN No.- EKWPS8215P

Annexure A

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