ER. SANDEEP AHIRWAR

H.No-1078 Near BGM School Shivaji Nagar Jhansi-284002

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(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_CENTRAL PARK APARTMENT_No. of Building(s)/_02_Block(s) of the _1ST PHASE__ Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no _2/3/2_.Demarcated by its boundaries (latitude and longitude of the end points)_25.2643_ to the North_25.647_to the South_78.315_to the East_78.3152_to the West of village_RUDRAPANCHMAHAL_Tehsil_JHANSI_ Competent/ Development authority JHANSI DEVELOPEMENT AUTHORITY (JDA)_ District-JHANSI _ PIN_284003_admeasuring _22737.73 sq.mts. area being developed by [SHRI AZAD AHMAD KHAN]**

I/We Sandeep Ahirwar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the CENTRAL PARK APARTMENTS Building(s)/ 02 Block/ Tower (s) of 1 st Phase of the Project, situated on the Khasra No/ Plot no 2/3/2 of village RUDRAPANCHMAHAL tehsil JHANSI competent/ development authority JHANSI DEVELOPMENT AUTHORITY (JDA) District JHANSI PIN 284003 admeasuring 22737.73 sq.mts. area being developed by [SHRI AZAD AHMAD KHAN]

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 PRIYEN NIRANJAN GAJJAR as Architect

(ii) M/s/Shri/Smt GURUPRASAD GUPTA as Structural Consultant

(iii) M/s/Shri/Smt DINKAR SAXENA as MEP Consultant

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. 86CR.** (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 30/06/2023 is calculated at **Rs. 372015000.00** (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. 487985000** (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 30/06/2023 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number **TWO** or called **TOWER A&B**

(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)	₹ 75,00,00,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 37,20,15,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	49.602%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 37,79,85,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 53,00,000.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	49.956%

(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 11,00,00,000
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 11,00,00,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Name : Sandeep Ahirwar

Address : H.No-1078 Near BGM School Shivaji Nagar Jhansi-284002

Aadhar No. 394210565869

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)