

K. S. AGRAWAL ASSOCIATES

GOVERNMENT APPROVED VALUER & CHARTERED ENGINEER

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Income Tax Dept. Regn. No. VALUER-01/2016-17

M. Tech (Civil Engg.), FIE Code No. F-1218251-1

H-23, SECTOR-22, NOIDA - 201301 (U.P.)

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ENGINEER'S CERTIFICATE

FORM-R

(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 Project Lasolara No. of Building(s)/ B & C Block(s) of the 1st Phase of the Project [UPRERA Registration Number UPRERAPRJ2733] situated on the Khasra No/ Plot no GH-4B Demarcated by its boundaries (latitude and longitude of the end points) 28°36'43.2"N 77°27'23.3"E, 28.611996, 77.456460 to the North 28°36'41.0"N 77°27'21.2"E, 28.611381, 77.455889 to the South 28°36'42.1"N 77°27'23.2"E, 28.611703, 77.456452 to the East 28°36'42.1"N 77°27'20.6"E, 28.611689, 77.455717 to the West of village/Sector-16 Tehsil Dadri Competent/ Development authority Gr. Noida Industrial Development Authority District Gautam Budh Bagar PIN 201305 admeasuring 15000 sq.mts. area being developed by Belgravia Projects Pvt. Ltd.
	I K.S. Agrawal have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project Lasolara Building(s)/ B & C Block/ Tower (s) of 1st Phase of the Project, situated on the Khasra No/Plot no GH-4B of Sector 16 tehsil Dadri competent/ development authority Gr. Noida Industrial Development Authority District Gautam Budh Nagar PIN 201305 admeasuring 15000 sq.mts. area being developed by Belgravia Projects 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 Gaurav Aggarwal (CA2016/77220) Address : J-16, Sector 41 , Noida (U.P.) as Consultant Architect
	(ii) M/s Optimum Design Pvt. Ltd. B-24, Sector-67, Noida (U.P.) as Structure Consultant
	(iii) M/s Consummate Engineering Services Pvt. Ltd. B-67, Sector 67, Noida as MEP Consultant
	(iv) Mohd. Zubair as Quantity Surveyors/ 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 was Rs.63.77 Crore & escalate approx. 12.23 Cr. i.e. Total 76.0 Crore (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 30.06.2020 is calculated at Rs. 74.37 Crore (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.

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	5. The company obtained Occupation Certificate/Completion Certificate from the GNIDA (Competent Authority). Electrification, CP Fitting , Chinaware etc. in the Flats to be installed at the time of possession & estimated cost is Rs. 1.63 Crore (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 30.06.2020 date is as given in Tables A and B below :

Table A

Building/Wing/Tower B & C bearing Number or called Phase-1

(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)	Rs	61.50
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	59.97
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	98%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	1.53
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)	%	98%
(Enclose separate sheets for the cost calculations for each unit/building or tower)			

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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	14.50
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs	14.40
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	99%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	0.10
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)	%	99%
(Enclose separate sheet for the cost calculations)			

Signature of Engineer

Name **K.S. Agrawal**
Address **H-23, Sector-22, Noida -201301 (U.P.)**
Aadhar No. **855797223437**
PAN No. **AACPA1847R**
Dated **04.07.2020**

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Annexure A

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