PADMA D' CASSA

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FORM-R+A1:H46

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject:
Certificate of Percentage of Completion of Construction/ Development Work of 334 No. of Plots of the Project "Kailasha Enclave" having RERA Registration No.UPRERAPRJ418011 situated on the Khasra No 258,258,265 VA, 262,256,261,256,261,261,263,264,259,261,256,268,263,263,263 & 264 at Village Madharmau Kalan, Khasra No. 326,327,328,330, 323,315,324,333, 334,331,311,310, 332,326,327,328, 330, 332,312 & 332 at Village Madharmau Khurd, Khasra No. 3012,3013,3025,3006,3016,3017,3018, 3000, 3001, 3002, 3004, 3005, 3022, 3023,3020,3019 S, 3009,3010,3011,3014 & 3015 at Village Bakkas, Khasra No. 2 & 1MI at Village Pahad Nagar Tikariya, Tehsil Mohanlalganj, Lucknow demarcated by its boundaries (latitude and longitude of the end points)26.778355, 81.047328 to the North 26.776203, 81.044442 to the South 26.776737, 81.046985 to the East 26.777948, 81.048192 to the West of village Madharmau Khurd Tehsil- Mohanlalganj, Lucknow Development authority District-Lucknow admeasuring 86445.99 sq mtrs area being developed by M/S Baba Infra Developers LLP.

I **Madan Singh** undertaken assignment as Project Engineer for certifying Percentage of Completion/ Development Work of 334 No. of Plots of the Project "Kailasha Enclave" having RERA Registration No.UPRERAPRJ418011 situated on the Khasra No 258,258,265 VA, 262,256,261,256,261,261,263,264,259,261,256,268,263,263,263 & 264 at Village Madharmau Kalan, Khasra No. 326,327,328,330, 323,315,324,333, 334,331,311,310, 332,326,327,328, 330, 332,312 & 332 at Village Madharmau Khurd, Khasra No. 3012,3013,3025,3006,3016,3017,3018, 3000, 3001, 3002, 3004, 3005, 3022, 3023,3020,3019 S, 3009,3010,3011,3014 & 3015 at Village Bakkas, Khasra No. 2 & 1MI at Village Pahad Nagar Tikariya, Tehsil Mohanlalganj, Lucknow demarcated by its boundaries (latitude and longitude of the end points)26.778355, 81.047328 to the North 26.776203, 81.044442 to the South 26.776737, 81.046985 to the East 26.777948, 81.048192 to the West of village Madharmau Khurd Tehsil- Mohanlalganj, Lucknow Development authority District-Lucknow admeasuring 86445.99 sq mtrs area being developed by M/S Baba Infra Developers LLP

1. Following technical professionals were consulted by me for verification /for certification of the cost:
(i) M/s Deepankar Sharma as Architect
(ii) M/s **Madan Singh** as Structural Consultant
(iii) M/s Rakesh Kumar as MEP Consultant
(iv) M/s Chatrapal 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 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. 2800 Lakhs (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 06.05.2023 is calculated at Rs.2570 lakhs (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. 230 Lakhs (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 06.05.2023 date is as given in Tables A and B below :

Table A1

Total Plots- NA

(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 (in lakhs)
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

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 (in Lakhs)
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).	2,800.00
2	Cost incurred as on (based on the actual cost incurred as per records)	2,570.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	91.79%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	230.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	91.79%

PADMA D CASSA STRUCTRAL CONSULTANTS LUCKNOW

Signature of Engineer

Name- Madan Singh

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Aadhar No.- 5685 5638 1899

PAN No.- 2CYPPS5731M