

Er. A.K. Upadhyay

Chartered Eng.(Civil)

A.M.I.E., A.I.V.

Mob - 9837008804

MODERN HOUSE PLANNERS

56, Jaipur House Market, Agra-282010

Mob. - 9897690908, 9760702742

Mail - arvind.upadhyay05@gmail.com

Architectural & Interior Designer, Approved Valuer & Surveyor, Consulting Engineer

Ref. No. -

Date -

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction and Development Work of PITAMBARA PARADISE LAND KHASARA NO-1513 (MILI JUMA) & 1514 AT MAUZA BAIPUR MUSTKIL SIKANDRA AGRA Demarcated by its boundaries 27.2091051, 77.9361477 to the North, 27.2087344, 77.9360508 to the South, 27.2087830, 77.9365239 to the East, 27.2090744, 77.9357652 to the West, of Village Baipur, Tehsil Agra, Competent/ Development Authority- Agra Development Authority, District Agra , PIN 282007, admeasuring 2914.70 sq. meter area, being developed by Vijay International having RERA Registration No.

I.A.K. Upadhyay have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of PITAMBARA PARADISE LAND KHASARA NO-1513 (MILI JUMA) & 1514 AT MAUZA BAIPUR MUSTKIL SIKANDRA AGRA Competent/ Development Authority- Agra Development Authority, District Agra , PIN 282007, admeasuring 2914.70 sq. meter area, being developed by Vijay International having RERA Registration No.

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 Meghraj Singh Kaurav as Architect
- (ii) M/s/Shri/Smt Arvind Kumar Upadhyay as Structural Consultant
- (iii) M/s/Shri/Smt Arvind Kumar Upadhyay as MEP Consultant
- (iv) M/s/Shri/Smt Bhoj Singh as Site Supervisor

2. The project is New. 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 with proposed plans 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 (4 Sanctioned and 2 Proposed Villas i.e. Total 6 Villas, 15 Plots and 1 Shopping Sector Area) under reference as Rs. 285 Lakhs (Two Crores Eighty Five Lakhs, i.e. 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 31st Jan. 2022 is calculated at Rs. 90.86 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. 194.14 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 31st Jan. 2022 date is as given in Tables A and B below :

Table A

PITAMBARA PARADISE LAND KHASARA NO-1513 (MILI JUMA) & 1514 AT MAUZA BAIPUR MUSTKIL SIKANDRA AGRA

(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, etc.)

S.No.	Particulars	Amounts (Rs. In Lakh)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	136.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	136.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

वृक्ष हैं, तो जीवन है

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 (Rs. In Lakh)
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).	149.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	90.86
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	60.98%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	58.14
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	60.98%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Arvind Kumar Upadhyay
Address 454, Paschimpuri, Sikandra, Agra
Aadhar No. 6815-5994-1338
PAN No. AAKPU9666N

