



ENGINEERING CONCEPT

ENGINEERING & ARCHITECTURAL CONSULTANTS, GOVT APPROVED VALUERS
197-A, DHANVANTRI MARG, OPP. DHARAM DUTTA VAIDYA, IZATNAGAR, BAREILLY-243122

(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 One (1) No. of Building(s) of the Project ANANT [UPRERA Registration Number] UPREREAPRJ4306 situated on the Plot no GH 9 & GH 10 SECTOR 11, VRINDAVAN YOJNA LUCKNOW Demarcated by its boundaries (latitude and longitude of the end points) 26D45M40.46S (N) 80D57M22.08S (E) to the North 26D45M34.81S(N) 80D57M30.36S (E) to the South 26D45M35.41(N) 80D57M30.77(E) to the East 26D45M38.60S (N) 80D57M20.60S (E) to the West of Sector -11, VRINDAVAN YOJNA, LUCKNOW Competent/ Development authority UP AWAS & VIKAS PARISHAD District LUCKNOW 226016admeasuring 12588.72 sq.mts. covd area 65762.62 SQMT being developed by M/s HORIZON DWELLINGS PRIVATE LIMITED

I/We Er. SANKALP KHANNA have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the ONE (1) Building(s) ANANT of the Project, situated on the Khasra No/ Plot no 9 & 10 of Sector -11, VRINDAVAN YOJNA, LUCKNOW Competent/ Development authority UP AWAS & VIKAS PARISHAD District LUCKNOW 226016admeasuring 12588.72 sq.mts. covd area 65762.62 SQMT being developed by M/s HORIZON DWELLINGS PRIVATE LIMITED

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 Ar. ANUPAM SAXENA ___ as Architect
- (ii) M/s/Shri/Smt Er SHARAD GUPTA ___ as Structural Consultant
- (iii) M/s/Shri/Smt ___RUPENDER SINGH ___ as MEP Consultant
- (iv) M/s/Shri/Smt ___HASHIM___ 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.

Sankalp Khanna
B. Tech. M.I.E. - M-68335
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3. We estimate the Total Cost for completion of the project under reference as Rs.105 CRORES (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 previous mentioned project is being implemented.

4. The estimated actual cost incurred till date 31-12-2023 is calculated at Rs. 32.11 CRORES (inclusive of Rs.31.88 crores till 30-09-2023; 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. 72.89 CRORES (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 DECEMBER 2023 is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number or called ANANT

(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 indexed Estimated cost)	Rs. 97.5 cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 32.11cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	32.93 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 65.39 cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N/A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	32.93 %
(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.7.50 cr
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 00.00
3	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)	Rs. 7.50 cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N/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 sheet for the cost calculations)		

DATE : 04-01-2024

Signature of Engineer

Name : SANKALP KHANNA
Address : 197-A, GANDHI NAGAR,
BAREILLY
Aadhar No.: 8663 8671 9898
PAN No.: DWWPK6023G

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