

K. S. AGRAWAL ASSOCIATES
GOVERNMENT APPROVED VALUER & CHARTERED ENGINEER

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.)

FORM-REG-2

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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 Work of Project Lasolara No. of Building(s)/ A & D Block(s) of the 2nd Phase of the Project [UPRERA Registration Number UPRERAPRJ4460] 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 Nagar 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)/ A & D Block/ Tower (s) of 2nd 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:
- Shri Gaurav Aggarwal (CA2016/77220) Address : J-16, Sector 41 , Noida (U.P.) as Consultant Architect
 - M/s Optimum Design Pvt. Ltd. B-24, Sector-67, Noida (U.P.) as Structure Consultant
 - M/s Consummate Engineering Services Pvt. Ltd. B-67, Sector 67, Noida as MEP Consultant
 - Mohd. Zubair as Quantity Surveyor 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.56.88 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

4. The estimated actual cost incurred till date 30.09.2020 is calculated at Rs. 38.95 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.

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. 17.93 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 30.09.2020 date is as given in Tables A and B below :

Table A
Building/Wing/Tower A & D bearing Number or called Phase-2

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Table A

Building/Wing/Tower A & D bearing Number or called Phase-2

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of

S.No.	Particulars		Amounts
1	Total Estimated cost of the building/wing as on	Rs	45.51
2	Cost incurred as on Date (Based on the actual	Rs	31.19
3	Value of Work done in Percentage (as	%	69%
4	Balance Cost to be incurred (Based on Estimated	Rs	14.32
5	Cost incurred on Additional/ Extra Items not	Rs	0
6	Work done in percentage (as Percentage of	%	69%
(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	Rs	11.37
2	Cost incurred as on (based on the actual cost	Rs	7.76
3	Work done in Percentage (as Percentage of the	%	68.2%
4	Balance Cost to be Incurred (Based on Estimated	Rs	3.61
5	Cost incurred on Additional/ Extra Items not	Rs	0
6	Work done in percentage (as Percentage of	%	68.2%
(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**
Date: **05.10.2020**

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