

TECHNO-ARCH GROUP

ARCHITECT, STRUCTURE DESIGNER, INTERIOR, VALUER

ENGINEER'S CERTIFICATE (On Letter Head)

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 TAJ ROYALE No. of Building(s)/Block(s) of the entire Project of TAJ ROYALE [UPRERA REGISTRATION No. UPRERAPRJ4847] situated on the Khasra No/ Plot no. G/C-1, TAJ NAGRI PHASE-2 FATEHABAD ROAD AGRA Demarcated by its boundaries (latitude 27.156863 and longitude 78.058729 of the end points) to the North to the South to the East to the West of village SADAR Tehsil REAL ESTATE REGULATORY AUTHORITY Competent/ Development authority District AGRA PIN 282001 admeasuring 13902 sq.mts. area being developed by GANGA RATAN DEVELOPERS.

I MANISH CHAND GARG have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of all the Building(s)/Block/ Tower (s) of entire Project, situated on the Khasra No/ Plot no of village G/C-1, TAJ NAGRI PHASE-2 FATEHABAD ROAD AGRA REAL ESTATE REGULATORY AUTHORITY competent/ development authority District AGRA PIN 282001 admeasuring 13902 sq.mts. area being developed by GANGA RATAN DEVELOPERS.

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.

- Following technical professionals were consulted by me for verification /for certification of the cost:
 - Shri Amit Agarwal as Architect
 - Shri Manish Chand Garg as Structural Consultant
 - Shri Ramesh Sanoria as MEP Consultant
 - Shri Deep Chand Jain as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs.9004 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.
- The estimated actual cost incurred till date 31.03.2019 is calculated at Rs.6720 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.
- 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. 2284 LAKHS (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.03.2019 date is as given in Tables A and B below :

Table A1

Building/Wing/Tower bearing Number or called LOTUS TOWER

(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)	3052
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2434
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	79.75%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	618
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)	79.75%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		


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TECHNO-ARCH GROUP

ARCHITECT, STRUCTURE DESIGNER, INTERIOR, VALUER

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

Subject: Certificate of Percentage of Completion or Construction Work of TAJ ROYALE No. of Building(s)/03 Towers of the Entire Project of TAJ ROYALE (UPPERA Registration Number UPREG/03/1647) situated on the Khassa No/ Plot no G/C-1, TAJNAGRI PHASE-2 FATEHABAD ROAD, AGRA Demarcated by its boundaries (latitude -27.156863 and longitude 78.057729 of the end points) in the North to the South to the East to the West of village SADAR Tehsil, AGRA REAL ESTATE REGULATORY AUTHORITY District AGRA PIN 282001 measuring 17302 sq.mts. area being developed by [GANGA RATAN DEVELOPERS]

I/We _____ have undertaken assignment as Project Engineer for certifying Percentage of Completion work of the All the Building(s)/03 Towers of Entire Project of TAJ ROYALE, situated on the Khassa No/ Plot no G/C-1, TAJNAGRI PHASE-2 FATEHABAD ROAD, SADAR Tehsil REAL ESTATE REGULATORY AUTHORITY AGRA District PIN 282001 measuring 17302 sq.mts. area being developed by [GANGA RATAN DEVELOPERS]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on the construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification for certification of the cost:

- (i) Mr. Shri/Smt Anil Agrawal as Architect
- (ii) Mr/Sri/Smt Manish Choud Garg as Structural Consultant
- (iii) Mr./Sri/Smt Ramesh Senorg as MEP Consultant
- (iv) Mr./ Shri/Smt Raghendra Upadhyay 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 estimated 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. 3004 lakhs (Total of S.No. 1 to 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 initial cost incurred till date 31.03.2018 is calculated at Rs. 1652 lakh (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost incurred is calculated on the 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. 1519 lakh (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 31.03.2018 date is as given in Tables A and B below :

Table A1

Building/Wing/Tower bearing number or called LOTUS TOWER

(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.	Rs 3052
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 1652
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100	54%
4	Balance Cost to be incurred (Based on Estimated cost) (1-2)	Rs 1400
5	Cost incurred on Additional/ Extra Items not included in the estimated cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items) ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	54%
(Enclose separate sheets for the cost calculations for each unit/building or tower.)		

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Table A2

Building/Wing/Tower bearing Number or called **TULIP TOWER**

(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)	Rs 3025
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 812
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	26.84%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 2213
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	26.84%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3

Building/Wing/Tower bearing Number or called **MARIGOLD TOWER**

(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)	Rs 1927
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 996
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	51.69%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 931
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	51.69%
(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 (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).	Rs 1000
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 25
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.50%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 975
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	2.50%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

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