

Khem Singh(Engineer)

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(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 The Aranya No. of Building(s)/ 02
Block(s) of the 8,9, villa Phase of the Project UPRERAPRJ7010 situated on the Khasra No/ Plot no GH-02, Sector -
119, Noida Demarcated by its boundaries (latitude and longitude of the end points) 28 35'23.90"N to the North 28 35'27.28'
N to the South 77 24'08.59"E to the East 77 24'23.08"E to the West of village Sec -119, Noida
Tehsil Gautam Budh Nagar Competent/ Development authority Noida District Gautam Budh Nagar PIN 201316
admeasuring 72594 sq.mts. area being developed by Unnati Fortune Holdings Ltd.

I/We Khem Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the
Aranya Building(s)/ 02 Block/ Tower (s) of Phase of the Project, situated on the Khasra No/ Plot no GH-02
Sec - 119 of village Noida tehsil Gautam Budh Nagar competent/ development authority Noida District G.B. Nagar
PIN 201316 admeasuring 72594 sq.mts. area being developed by Unnati Fortune Holdings 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:

- M/s/Shri/Smt. Akhilesh Kumar as Architect
- M/s/Shri/Smt. Maosud-E-Nazar as Structural Consultant
- M/s/Shri/Smt. Keshore Kumar as MEP Consultant
- M/s/Shri/Smt. Shanhank Pathak 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. 156 Cr. (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 31.3.2018 is calculated at Rs. 0 (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. 179.4 cr. (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 31.12.2021 date is as
given in Tables A and B below :



Address: S1/24 Niti khand-1, Indirapuram , Ghaziabad

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Table A

Building/Wing/Tower bearing Number Tower - 8,9, Villa or called Phase 4th

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 156 cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0
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)	Rs 156 cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	Rs 0

TABLE B

Internal & External Development works and common amenities

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 23.4 cr.
2	Cost incurred as on (based on the actual cost incurred as per records)	0
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 23.4 cr.
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)	0.00%

Signature of Engineer

Name Khem Singh
Address S-1/224 , Nitikhand 2nd , Indra Puram, GZB
Aadhar No. 6872 3033 1267
PAN No. AWCP55546B

Address: S1/24 Niti khand-1, Indirapuram , Ghaziabad