



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 Lotus court Tower -6 No. of Building(s)/Block(s) of the Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no 182,183 Demarcated by its boundaries (latitude 26.884447 and 81.054252 longitude of the end points) Drive way to the North T7 to the South Drive way to the East T5 to the West of village Semra Tehsil Lucknow Competent/ Development Lucknow Development authority District Lucknow PIN 226028 admeasuring 20455 sq.mts. area being developed by M/s Viraj Constructions Pvt. Ltd.

I/We Omkar Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Lotus court Tower - 6 Building(s)/ Block/ Tower (s) of Phase of the Project, situated on the Khasra No/ Plot no 182,183 of village Semra tehsil Lucknow competent/ development Lucknow Development authority District Lucknow PIN 226028 admeasuring 20455 sq.mts. area being developed by M/s Viraj Constructions 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:

- (i) M/s/Shri/Smt Rajit Arya as Architect
- (ii) M/s/Shri/Smt Omkar Verma as Structural Consultant
- (iii) M/s/Shri/Smt Praveen Thakur (Design Centre Consultancy Engineers Pvt. Ltd.) as MEP Consultant
- (iv) M/s/Shri/Smt Sunil Vishwakarma 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. 3970 Lacs. (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 - is calculated at Rs. - NIL (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. 3970 lacs (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 31.08.2024 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number 6 or called Lotus Court Tower-6

(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 (in Lacs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 3620
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NIL
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 3620
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL

(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 Lacs.)
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 350
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 350
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Name Er. Omkar Verma
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PAN No. ABZPV8446M

Er. Omkar Verma
B. Tech. (Civil), M. Tech. (Str) Hons, FIE
Chartered Engineer
(Consulting Structural & Retrofitting Consultants)

Fellow F-1262633
The Institute of Engineers (India)
Annexure A
6, Seelbade Marg, Kolkata WB, 700020

Address-8/14, Indira Nagar, Lucknow, U.P., 226016

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)