

FORM-R
ENGINEER'S CERTIFICATE (On Letter Head)

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of 02 No. of Building(s)/ 02 Block(s) of the 1st

Phase of the Project [UPPERA Registration Number] situated on the Khasra No/ Plot no BLOCK -8, ITP-2, API
ANSAL SUSHANT CITY LUCKNOW, UTTAR PRADESH. Demarcated by its boundaries (latitude and longitude of the
end points) 26° 47'49" to the North 26° 47'49" to the South 81° 00'06" to the East 81° 00'06" to the West of
village _____ Tehsil _____ Competent/ Development
authority _____ District _____ PIN _____ admeasuring 72739.32 sq.mts. area being

developed by HIGHNESS CONSTRUCTION AND LAND OWNER ASHRAY INFRAVENTURES PRIVATE LIMITED

I/We PARVESH & ASSOCIATES have undertaken assignment as Project Engineer for certifying Percentage of
Completion Work of the SUMMIT TWIN TOWER Building(s)/_02 Block/ Tower (s) of 1st Phase of the Project,
situated on the Khasra No/ Plot no BLOCK -8, ITP-2, API ANSAL SUSHANT CITY LUCKNOW, UTTAR PRADESH of
village _____ tehsil _____ competency/ development authority LDA District LUCKNOW
PIN _____ admeasuring 72739.32 sq.mts. area being developed by HIGHNESS CONSTRUCTION AND LAND
OWNER ASHRAY INFRAVENTURES 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 JSR DESIGN PVT.LTD. as / Architect ;
- (ii) M/s/Shri/Smt PARESH & ASSOCIATES as Structural Consultant
- (iii) M/s/Shri/Smt (a) ECMS & (b) BEHERA & ASSOCIATES as MEP Consultant
- (iv) M/s/Shri/Smt RAJESH KUMAR 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.650000000 (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.

purchase as on
30.09.2023

4. The estimated actual cost incurred till date 30.09.2023 is calculated at Rs.59588278 (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.590411722 (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 31.09.2023 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____
(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 original Estimated cost)	591500000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	61402155
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	10.38%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	530097845
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)	10.38%

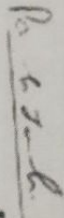
(Enclose separate sheets for the cost calculations for each unit/building or tower)

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 Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	58500000
2	Cost incurred as on, (based on the actual cost incurred as per records)	4767062.24
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	8.15%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	53732937.76
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	8.15%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Name
Address
Aadhar No.
PAN No.

PARVESH & ASSOCIATES
20, CENTRAL LANE, BABAR ROAD, NEW DELHI
5763-3417-6305
AAEPJ3189P

FOR PARVESH & ASSOCIATES

Proprietor

Annexure A

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