

UNIVERSAL CONSULTANTS

Consulting Engineers, Architects, Govt. Regd.

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Approved Valuer for LIC Leading Banks, Wealth Tax,

Income Tax, Gift Tax & Estate Duty Act

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FORM-R	
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 Vardhman Emerald Green for Development of Vardhman Emerald Green Colony and Construction of -Block(Houses) Situated on Khasra No.845m, 846m, 847m, 848m, 849, 850, 851, 852, 853 etc, demarcated by its boundaries(Latitude and longitude of the end-points) 29°05'31.32"N to the North, 29°05'45.66"N, to the South, 77°42'43.49" to the East, 77°42'52.31" to the West of Village Siwaya, Tehsil Sardhana(Meerut Development Authority), Distt- Meerut, PIN 250001, Admeasuring 61381.00 sq.mts area being developed by Ajanta Colonizers Limited having RERA Registration No.UPRERAPRJ6293.
I Karan Arora have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Vardhman Emerald Green colony, Situated on Khasra No.845m, 846m, 847m, 848m, 849, 850, 851, 852, 853 etc, Village Siwaya, Tehsil Sardhana, competent/ development authority(Meerut Development Authority) District Meerut PIN 250001 admeasuring 61381.00 sq.mts. area being developed by Ajanta Colonizers 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 UKM Architect
(ii)	M/s _____ as Structural Consultant
(iii)	M/s Universal Consultants as MEP Consultant
(iv)	Shri Amit 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.1063.50/- (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 31.12.2021 is calculated at Rs.798.40/- (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. 265.10/- (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 :	



Table A-1			
Building/Wing/Tower bearing House Number C-19 to C-23, C-27 to C-28, D-11 to D-12 & A-28 to A-29			
(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)	269.00	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	269.00	
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%	
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0	
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)	0%	

Table A-2			
Building/Wing/Tower bearing House Number (C-12,D1,D3,D13 to D18)			
(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)	Rs.184.50	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs.180.46	
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	97%	
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.4.04	
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)	97.00%	

(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).	Rs.610.00/-	
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs.348.94	
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	57.20%	
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs.261.06	
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)	57.20%	

(Enclose separate sheet for the cost calculations)

Signature of Engineer			
Name	KARAN ARORA		
Address	UNIVERSAL CONSULTANTS 10 SHUBHAM PLAZA PL SHARMA ROAD MEERUT		
Aadhar No.			
PAN No.	ACFPA3715M		

Annexure A			
List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)			
Table A		Table B	
Designer Ceiling +/- POP work		Plot Front Boundary Wall	
Semi Modular Kitchen		Gate Water Fall	
Exclusive Paint Work		Land Scape & Water Body in Parks A	
Branded CP Fitting		Granite Work in Park A	
Branded China Ware		Water Body in Park B	
Wire Mesh in window		Open to Sky Gym in Park C	
Branded Switches		Batmenteen Courk	
		Solar Street Lights	
		LED Street Lights	
		Under Ground Cable of Street Lights	
		Name Plats of Plots	
		Cable Trencce	
		Beautification work	

Yours Faithfully

Signature & Name OF L.S./Architect

