

Date:- 13.01.2024

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 Gulistan Mart of the Project Emerald Gulistan [UPRERA REGISTRATION NO.- UPRERAPRJ184025] situated on the Plot no. 2, Scheme No. 39, Jajmau, Kanpur Nagar. Demarcated by its boundaries (latitude and longitude of the end points) Lt: 26.251451 and Lgt: 80.243189, to the North: Premises of Phase 4, to the South: Green Area and 12 Mtr. wide Road, to the East: 18 Mtr. wide Road, to the West: Green Area, Tehsil: Kanpur, Competent/ Development Authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 1024.14 sq.mts, area being developed by JK Urbanscapes Developers Limited (Formerly Known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur.

I Shashwat Shukla, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Gulistan Mart of the Project Emerald Gulistan, situated on Plot no. 2, Scheme No. 39, Jajmau, tehsil: Kanpur, competent/ development authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 1024.14 sq.mts, area being developed by JK Urbanscapes Developers Limited (Formerly Known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur.

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) Shri Masoom Singh Baghel as Architect
- (ii) M/s/Shri/Smt _____ NA _____ as Structural Consultant
- (iii) M/s/ Kishor Kumar Services Consultant as MEP Consultant
- (iv) Shri Navin Tiwari as Site Engineer

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. 3,99,00,000/- (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 31.12.2023 is calculated at Rs. 2,26,57,264/- (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. 1,72,42,736/- (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 31.12.2023 date is as given in Tables A and B below:

Shashwat Shukla
SHASHWAT SHUKLA
CIVIL ENGINEER
2/24, KAMLA NAGAR, KANPUR

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)	Rs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs
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)	%
(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 3,99,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 2,26,57,264/-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	57%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1,72,42,736/-
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)	57%
(Enclose separate sheet for the cost calculations)- NA.		

Shukla **ASHWAT SHUKLA**
CIVIL ENGINEER
 24, KAMLA NAGAR, KANPUR

Signature of Engineer

Name : Shashwat Shukla

Address : 2/24, Kamla Nagar, R.K. Nagar, Kanpur-208012

Aadhar No.: 496387184302

PAN No.: MDHPS3938M

Annexure A

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