

Sunil Kumar Jain

Chartered Engineer,
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148, Rishabh Vihar,
Delhi-110092

Form-'REG-II'

ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-16/01/2023

Subject:- Certificate of Percentage of Completion of Construction Work of Three type Building/ Towers/ Block(s), 16 no. Villas and commercial of the Project "Millat Home Project" [RERA Regn. No.- UPRERAPRJ7032] situated on plot no. 387/2, Village Bajot, Bijli Bamba Road, Hapur Bye Pass, Meerut, Uttar Pradesh, Demarcated by its boundaries Latitude 28°55'55"N, Longitude to North 77°43'6"E of District Meerut, Competent/ Development Authority "Meerut Development Authority", District Meerut U.P. admeasuring 18,187.66 sqmts. area being developed by "M/s. Abbasi Rao Developers Pvt. Ltd.".

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage of Completion Work for the above mentioned Project being developed by Promoter-"M/s. Abbasi Rao Developers Pvt. Ltd.".

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a) Mr. Faisal Riaz Khan as L.S. / Architect ;
 - b) M/s. Shell Architects as Structural Consultant;
 - c) M/s. Shell Architects as MEP Consultant;
 - d) Mr. Afzal Haider as Site Supervisor
2. We have estimated the cost of the completion of the Civil, MEP and allied works, of the above mentioned project. Our estimated cost calculations are based on the plans/information made available to us for the project under reference by the Promoter, Developer and 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. 6,000/- lacs 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 31/12/2022 is calculated at Rs. 1,121/- lacs [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. 4,879/- lacs only.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

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Table "A1"

For Type 1 – 16 no. Villas (G+1)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 480/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	Rs. 442/-
3	Work done in percentage (As percentage of original estimated cost)	92 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 38/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	92 %

Table "A2"

For Block "A, B & C" Type 2 - (B+G+7)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 911/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	0
3	Work done in percentage e (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 911/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

Table "A3"

For Block "D" Type 2 - (B+G+7)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 303/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	Rs. 24/-
3	Work done in percentage (As percentage of original estimated cost)	8 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 279/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	8 %

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Table "A4"
For Block "E" Type 2 - (B+G+7)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 303/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	Rs. 266/-
3	Work done in percentage (As percentage of original estimated cost)	88 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 37/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	88 %

Table "A5"
For Block "F" Type 2 - (B+G+7)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 303/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	Rs. 209/-
3	Work done in percentage (As percentage of original estimated cost)	69 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 94/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	69 %

Table "A6"
For Type 3 - (B+S+12)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 2,020/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,020/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

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Table "A7"

For Type 4 - (G+6)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 480/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 480/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

Table "A8"

For Commercial Shops

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 180/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 180/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

Table- "B"

(Internal & External Development works and common amenities for entire project)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.1,020/-
2	Actual Cost incurred as on date 31/12/2022 (Based on estimated cost)	Rs. 180/-
3	Work done in percentage (As percentage of original estimated cost)	18 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 840/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	18 %

This certificate is issued on specific request of the Promoter M/s Abbasi Rao Developers Pvt. Ltd., for UPRERA Compliance & based on information/ drawings made available to us.