

ANDLEYS ASSOCIATES PVT LTD

ARCHITECTS, ENGINEERS & PLANNERS

C-39, HOUSING SOCIETY SOUTH EXTENSION PART-I, NEW DELHI-110049

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account-Project wise)

Date: 9th July 2024

To,

M/S Abril Real Estate (P) Ltd

H.NO93, Plot No.28/1, Sector-9

Amba Apartments, Rohini, New Delhi

Subject: Certificate of Cost Incurred for Development of Construction Work of 3 No. of Buildings (Tower A, B, C), 11 SHOPS of the Project "ANTRIKSH ABRIL GREEN" situated on the Plot No GH-11, Sector-11, Vrindavan Yojna, pocket -3, Raebareli Road, Lucknow, 226029 admeasuring 8708.25 sq.mts. area being developed by M/S Abril Real Estate (P)Ltd

Ref:-UP RERA Registration Number UPRERA PRJ7504

Sir,

We M/S Andleys Associates (P) Ltd have undertaken assignment of Estimated Cost for the Subject Real Estate Project to be registered under UP RERA, being Towers Building (s) (A,B,C) / Wing (s) ,11 SHOPS of the Project, situated on the Plot No GH-11, Sector-11, Vrindavan Yojna, pocket -3, Raebareli Road, Lucknow, 226029 admeasuring 8708.25 sq.mts. area being developed by M/S Abril Real Estate (P)Ltd Following technical professionals are appointed by Owner /Promoter:-

- | | |
|-----------------------------|--------------------------|
| a. Shri Pankaj Nath Andley | as Architect; |
| b. NNC Design International | as Structural Consultant |
| c. Mr Pramod Sharma | as MEP Consultant |
| d. Mr Kaushal | as Site Supervisor |

2. We have estimated the cost of the completion to obtain Occupation Certificate /Completion Certificate, 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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by M/S ANDLEYS ASSOCIATES (P) LTD quantity Surveyor* appointed by Developer /Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.70,00,00,000.00/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Uttar Pradesh


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Management

Avas Vikas Parishad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.24,89,78,576.00/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of 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 Uttar Pradesh Avas Vikas Parishad(planning Authority) is estimated at Rs. 45,10,21,424.00/- Total of Table A and B)
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing bearing Number Tower A,B,C,11 SHOPS

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1.	Total Estimated Cost of the building /wing as on date of Registration is	Rs./-64,00,00,000.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. /-24,89,78,576.00
3.	Work done in Percentage (as Percentage of the estimated cost)	38.90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs./-39,10,121,424.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N/A

Building /Wing bearing Number Tower B

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the building /wing as on date of Registration is	Rs. /-6,00,00,000.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. /-0
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. /-6,00,00,000.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N/A

Yours Faithfully

Signature of Engineer

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