

## ENGINEER'S CERTIFICATE (On Letter Head)

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

**Subject:** Certificate of Percentage - of Completion of Construction Work of 264 Nos of EWS plot No M-01 of "Major Dhyan chand Nagar Awasiya Yozna" of the Jhansi Development Authority - Jhansi UPRERA Registration Number- UPRERAPRJ671600 situated on the Khasra No 748, Mouza Hasari Gird-Jhansi

Demarcated by its boundaries (latitude and longitude of the end points) LATITUDE 25.407704 LONGITUDE 78.557293 to the North LATITUDE 25.404407 LONGITUDE 78.556905 to the South LATITUDE 25.405295 LONGITUDE 78.557798 to the East LATITUDE 25.405354 LONGITUDE 78.553811 to the West of District -Jhansi, Tehsil-Jhansi Competent Authority -Jhansi Development Authority - Jhansi-UP-284001

Admeasuring 52980sq. mts. are a being developed by Jhansi Development Authority -Jhansi

I Jitendra Singh Saharwar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Construction Work of 264 Nos of EWS plot No M-01 of "Major Dhyan Chand Awasiya Yozna" situated on the Khasra No 748, Mouza Hasari Gird-Jhansi competent/ Jhansi development authority-Jhansi District-UP-284001

Admeasuring 52980 sq. mts. area being developed by Jhansi Development Authority -Jhansi

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... Eliyash Khan A.E as ASSISTANT ENGINEER (CIVIL)
- (ii) Shri... Ghanshyam Tiwari as a Site Supervisor
- (iii) Shri...SHAILENDRA KUMAR as MEP Consultant

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.

  
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3. We estimate the Total Cost for completion of the project under reference as Rs 4160.12 Lac (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 calculated at Rs 498.26lacs (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. 3661.86 (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 30.09.2024 date is as given in Tables A and B below:

**Table A**

**264 Nos of EWS plot No M-01 of "Major Dhyan Chand Awasiya Yozna**

(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, and 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 4160.12 lacs |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | Rs 590 lacs     |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost)(Row2/Row1)*100)                                                       | 14.18 %         |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost)(1-2)                                                                                   | Rs 3570.12 lacs |
| 5                                                                                   | Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)                                                      | Rs 0.00         |
| 6                                                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items((Row2+Row5)/(Row1+Row5)*100)                            | 14.18%          |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |                 |

  
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**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 3661.86 lacs |
| 2                                                         | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | Rs 130.02 lacs  |
| 3                                                         | Work done in Percentage (as Percentage of the estimated cost)(Row2 /Row1)*100)                                                                                                                                        | 4.0%            |
| 4                                                         | Balance Cost to be Incurred(Based on Estimated Cost)(1-2)                                                                                                                                                             | Rs 3531.84 lacs |
| 5                                                         | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | Rs 0.20         |
| 6                                                         | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row2+ Row5)/(Row1+Row5)*100)                                                                                                   | 4.0%            |
| <b>(Enclose separate sheet for the cost calculations)</b> |                                                                                                                                                                                                                       |                 |

  
 (Jitendra Singh Saharwar)  
 Competent Authority  
 Adhar No. 909764190367  
 PAN No. CJTPS6655R

**Annexure A**

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