



SPACON DESIGN
(INDIA) PVT. LTD.

Architectural Interior Landscaping Structural PWD. MAP

FORM-REG-2

ENGINEER'S CERTIFICATE

07-01-2026

Subject (For The Purpose of Registration of Project and for withdrawal of Money from Designated Separate Account) - Project Wise
Certificate of Completion of Development Work of the layout plan of the colony Project: Pitambra Avenue [RERA
Regd UPREREP/RJ311682] situated on the Khasra No/ Plot no/Arazi no. 2046,2047,2048,2049,2050, Karnal ka Banglow, .
Demarcated by its boundaries (latitude and longitude of the end points) 25°47'55"N, 78°56'19"E, to the North
25°47'46"N, 78°56'62"E to the South 25°47'45"N, 78°56'85"E to the East 25°47'45"N, 78°56'85"E to the West of village
MOUZA, Outside Unnao Gate jhansi, Tehsil JHANSI Competent/ Development authority JHANSI DEVELOPEMENT AUTHORITY
District JHANSI PIN 284003 admeasuring 2735 sq.mts. area being developed by M/S Harjeet Singh Chawla

I/We ER DEVESH KUMAR PANDEY have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of
Completion of Development Work of the layout plan of the colony Project, situated on the Khasra No/ Plot no/Arazi no.
2046,2047,2048,2049,2050, Karnal ka Banglow, Outside Unnao Gate, MOUZA, BHOJLA of village BHOJLA tehsil JHANSI competent/
development authority JHANSI DEVELOPEMENT AUTHORITY District JHANSI PIN 284003 admeasuring 2735 sq.mts. area being
developed by M/S Harjeet Singh Chawla.

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 are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt _____ as L.S. / Architect ;
M/s/Shri/Smt _____ CONRAD GOMES
- (ii) M/s/Shri/Smt _____ DEVESH KUMAR PANDEY as Structural Consultan
M/s/Shri/Smt _____ TAUSIF AHMED as MEP Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ as Site Supervisor





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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. 800,00,000.00+Rs 92,00,000.00 = Rs. 892,00,000.00** (Total of S.No. 1 & 5 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 31-12-25 is calculated at **Rs 3,77,46,000.00** (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. 05,14,54,000.00** (Total of S.No. 4 in Tables A and B).

₹ 5,14,54,000.00
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-12-25 Date is as given in Tables A and B below :



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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 (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 8,00,00,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 3,73,46,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	46.68%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 4,26,54,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	46.68%
(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).	₹ 92,00,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 4,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	4.35%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1+5-2)	₹ 88,00,000.00
5	Cost incurred on Additional/ Extra Items not Included in the Estimated Cost (Annexure A)	₹ 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	4.35%
(Enclose separate sheet for the cost calculations)		

Signature of ENGINEER

[Handwritten Signature]

Signature & Name (IN BLOCK LETTERS) OF ENGINEER

Name DEVESH KUMAR PANDEY

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