



SHIVAM ENGINEERS & ASSOCIATES

Structural Consultant & Chartered Engineer

Er. Rajib Saxena B.E. (Civil)
F.I.V., M.C.E.; M.I.S.E.
F.C.E.T., M.I.E. (INDIA)
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APPROVED VALUER, CERTIFIED STRUCTURAL ENGINEER, SURVEYOR

Ref. No. SEA/RERA/S.S.C./007/25

DATE 30/06/2025

ENGINEER'S CERTIFICATE (On Letter Head)

FORM-R

Subject:

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of 21 Nos of Residential Plots & 4 Nos of Commercial Plots No. of Building (s)/NABlock(s) of the NAPHase of the Urban Villas Project [UPRERAPRJ386974] situated on the Khasra No/Plot no 63 (Part) Demarcated by its boundaries (latitude 28.3821 and longitude 79.4790 of the end points) CANAL to the North OTHER'S PROPERTY to the South OTHER'S PROPERTY to the East ROAD to the West of village Mohanpurur Ramnagar Tehsil Bareilly Competent/Development authority BDAD District Bareilly PIN 243006 admeasuring 4190.00 sq.mts. are being developed by M/SAadhar Infrabuild.

I/We Rajib Saxena have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 21 Nos of Residential Plots & 4 Nos of Commercial Plots Building(s)/NABlock/Tower(s) of NAPHase of the Urban Villas Project, situated on the Khasra No/Plot no 63 (Part) of village Mohanpurur Ramnagar tehsil Bareilly competent/development authority BDAD District Bareilly PIN 243006 admeasuring 4190.00 sq.mts. are being developed by Aadhar Infrabuild.

This is to certify that I have undertaken assignment to certify 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:

- M/s/Shri/Smt Mohit Singha Architect
- M/s/Shri/Smt Rajib Saxena as Structural Consultant
- M/s/Shri/Smt Suresh Pal Singha as Site Supervisor

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. 1,04,41,506.63/- (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 30/06/2025 is calculated at Rs. 76,21,395.32/- (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. 28,20,111.31 (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 31/06/2025 date is as given in Tables A and B below:

Er. RAJIB SAXENA
B.E. (Civil), MIE, MISE, FIV, FCET
Certified Structural & Chartered Engineer
Member Regd. No. ISE (India) LM-167
IE (India) M-1570964



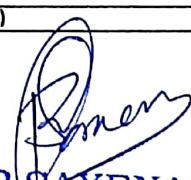
Table A
Building/Wing/Tower bearing Number _____ or called _____
(To be prepared separately for each Building/Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

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)	NA
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NA
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row 1}) \times 100$	NA
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	NA
5	Cost incurred on Additional/Extra items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items) $(\text{Row 2} + \text{Row 5})/(\text{Row 1} + \text{Row 5}) \times 100$	NA
(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 10441506.63
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 7621395.32
3	Work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row 1}) \times 100$	72.99%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	Rs 2820111.31
5	Cost incurred on Additional/Extra items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items) $(\text{Row 2} + \text{Row 5})/(\text{Row 1} + \text{Row 5}) \times 100$	0%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Name Er. Rajib Saxena
Address-As per Letter Pad
Aadhar No.-803670783033
PAN No. CEKP55213M


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Annexure A

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

Table
Internal & External Development Works Cost

S No	Name of Item	Quantity	Unit	Rate	Amount
1	Internal Roads & Footpaths				1988078.72
2	Water Supply				350000.00
3	Sewerage (chamber, lines, Septic Tank)				320000.00
4	Storm Water Drains				1152310.30
5	Landscaping & Tree Planting				762954.42
6	Street Lighting				0.00
7	Community Buildings				N/A
8	Treatment and disposal of sewage and sullage water (STP)				450000.00
9	Solid Waste management & Disposal				0.00
10	Water conservation, Rain water harvesting				250000.00
11	Energy management				N/A
12	Fire protection and fire safety requirements				N/A
13	Electrical meter room, sub-station, receiving station				0.00
14	Main Gate				600000.00
15	Boundary Wall upto 3.00m high				11,98,051.88
16	Demarcation of Plots				50000.00
17	Miscellaneous Expenses				500000.00
	GRAND TOTAL				

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