



INDIAN RAILWAY WELFARE ORGANISATION

भारतीय रेल कल्याण संगठन

FORM-R

ENGINEER'S CERTIFICATE

AS ON 31/12/2022

IRWO/RERA/MB-III

Date: 31.12.2022

Subject: Certificate of Percentage of Completion of Construction Work of Rail Vihar at Village Manohar Pur Delhi Road IRWO of Land At Moradabad. No. of Building(s)/71 DU's of the III Phase of the Project [REGISTRATION NO UPRERA PRJ-8575] situated on the Khasra No/ Plot no (Khasra) 751 to 758 Demarcated by its boundaries (latitude and longitude of the end points)

- (A) 28° 49' 17" N 78° 42' 33" E
(B) 28° 82' 05" N 78° 71' 03" E
(C) 28° 82' 03" N 78° 70' 86" E
(D) 28° 81' 97" N 78° 70' 93" E

Rail Vihar at Village Manohar Pur Delhi Road IRWO Moradabad Tehsil MORADABAD Competent/ Development authority MDA_District Moradabad_PIN 244001_admeasuring 19200 sq.mts. area being developed by INDIAN RAILWAY WELFARE ORGANISATION.

I P.K. Gupta has undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Rail Vihar at Village Manohar Pur Delhi Road IRWO Moradabad Building(s)/ 71 Du's_Block/ Tower (s) of III_Phase of the Project, situated on the Khasra No/ Plot no 751 to 758 of tehsil_Moradabad__ competent/ development authority_MDA_District_Moradabad__PIN 244001_ admeasuring 19200 sq.mts. area being developed by INDIAN RAILWAY WELFARE ORGANISATION.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s Rajesh Bhatnagar _____ as L.S. / Architect ;
(ii) Shri Paresh Johary _____ as Structural Consultant
(iii) M/s Rajesh Bhatnagar _____ as MEP Consultant
(iv) Shri P.K Gupta, PM _____ 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.2352 Lacs (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 31/12/2022 is calculated at Rs. 2213 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. 139 Lacs (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 31/12/2022 date is as given in Tables A and B below :

Table A

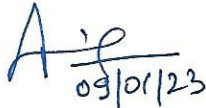
Building/Wing/Tower bearing Number 71 DU:s or called

(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 in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1646
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1507
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	139
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	92%
	(Enclose separate sheets for the cost calculations for each unit/building or tower)	

TABLE BInternal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts in Lakhs
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).	706
2	Cost incurred as on (based on the actual cost incurred as per records)	706
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	100%
	(Enclose separate sheet for the cost calculations)	



Signature of Engineer

Name- Pawan Kumar Gupta

Address- IRWO, Railway Office Complex, shivaji Bridge (Behind Shankar Market) New Delhi-01

PAN No.-AAAT10400L