



Ref No.

Date. 31-05-2024

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

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

Subject: Certificate of Percentage of Completion of Construction Work of IP MOHANSION No. of Building(s)/ 1 Block(s) Project UPRERAPRJ9944 situated on the Khasra No/ Plot no 515/1 AND 517/2, 516, 521/2 AND 521/2 Demarcated by its boundaries 26.28 to the North 25.17 to the South 82.97 to the East 82.58 to the West of village KAKARMATTA Tehsil VARANASI Competent/ Development authority District VARANASI PIN 221004 admeasuring 3525 sq.mts. area being developed by IP HOUSING PROJECT PVT LTD. thru its director Manish Kumar.

I SANJEEV KUMAR GUPTA have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the IP MOHANSION Building(s)/ 1 Block/ Tower Project, situated on the Khasra No/ Plot no 515/1 AND 517/2, 516, 521/2 AND 521/2 of village kakkarmatta tehsil Varanasi competent/ development authority Varanasi Development Authority District Varanasi PIN 221004 admeasuring 3525 sq.mts. area being developed by IP HOUSING PROJECT PVT LTD. thru its director Manish Kumar.

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 AR. KUNAL KALRA as Architect
- (ii) Shri ARJUN KUMAR PATEL as Structural Consultant
- (iii) Shri MISRI PASWAN as MEP Consultant
- (iv) Shri DASHRAT SHUKLA 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.2150 LAKHS 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 actual cost incurred till date 31.05.2024 is calculated at Approx Rs. 2174 Lakh/-. 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 Nil.

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.5.2024 date is as given in Tables A and B below :

Sanjeev Kumar Gupta
B. Tech (Hons.)
Chartered Engineer (India)
Reg. No. AM 79158/2



Chartered Engineer
Building Consultant
Structural Designer & Valuer

A-01, Virat Villa,
Mahmoorganj, Varanasi - 221010

Ref No.

Date.

Table A

Building/Wing/Tower bearing Number 1 or called IP MOHANSION

(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 lakh
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2150
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2174
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NIL
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100.00%

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).	2150
2	Cost incurred as on (based on the actual cost incurred as per records)	2174
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NIL
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100.00%

Signature of Engineer

Name SANJEEV KUMAR GUPTA
Address A-1 VIRAT VILLA, MAHMOORGANJ, VARANASI. U.P.
Aadhar No. 343651100586
PAN No. AHDPG9885B

Annexure A

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

EXTRA COST OF INTEREST HAS BEEN INCLUDED ON THE ABOVE ESTIMATES.

Yours Faithfully

Signature & Name - SANJEEV KUMAR GUPTA
License No. - AM0791582/20062018

Sanjeev Kumar Gupta
B. Tech (Hons.)
Chartered Engineer (India)
No. AM 79158/2