

Ref.

FORM-R
ENGINEER'S CERTIFICATE

Date: 19.06.2018
31.03.2018

(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 individual houses in Naarayan city by naarayaninfratech of the Project no.[UPRERAPRJ10073] situated on the Khasra No 111 Demarcated by its boundaries (latitude and longitude of the end points) (Latitude:- 27°10'35.72"N longitude:- 77°56'10.37"E to the North, 27°10'32.60"N 77°56'10.11"E to the South, 27°10'34.19"N 77°56'10.41"E to the East, 27°10'34.72"N 77°56'3.36"E to the West) of village kalwari Tehsil agra Competent/ Development authority ADA District agra PIN 282007 admeasuring 1064sq.mts. area being developed by Naarayaninfratech(UPRERAPRM19870).
	I/We AXIS CONSULTANTS have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Individual houses in Naarayan city by naarayaninfratech, situated on the Khasra No 111 of village kalwari tehsil agra competent/ development authority ADA District Agra PIN 282007 admeasuring 1064sq.mts. area being developed by Naarayaninfratech
	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)	M/s/Shri/Smt. <u>PUSHPENDRA SINGH</u> as Architect
(ii)	M/s/Shri/Smt. <u>USHA PUSHPENDRA SINGH</u> as Structural Consultant
(iii)	M/s/Shri/Smt. _____ as MEP Consultant
(iv)	M/s/Shri/Smt. _____ 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.

▪ Architects ▪ Engineers ▪ Planners ▪ Interior Designers ▪ Valuer ▪ Green Building

Ref.

	3. We estimate the Total Cost for completion of the project under reference as Rs. 22.46 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.	Date.....
	4. The estimated actual cost incurred till date 31.03.2018 is calculated at Rs. 22.46 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. 0.00 (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 31.03.2018 date is as given in Tables A and B below :	

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 (in lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	22.46
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	22.46
3	Value of 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)	0.00
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)	100%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B


Internal & External Development works and common amenities
--

▪ Architects ▪ Engineers ▪ Planners ▪ Interior Designers ▪ Valuer ▪ Green Building

Ref. (To be prepared for the entire registered phase of the Real Estate Project) Date.....

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).	0.00
2	Cost incurred as on (based on the actual cost incurred as per records)	0.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00
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)	%

(Enclose separate sheet for the cost calculations)

Signature of Engineer.	
Name.	USHA PUSHPENDRA SINGH
Address.	160, BHOGIAPURA KAKUA, MALPURA, AGRA
Aadhar No.	9203 4926 3940
PAN No.	AJEPV5379C
License no.....	AM-150365-3
Of Authority.....	THE INSTITUTION OF ENGINEERS (INDIA)
Annexure A	
List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)	

NOTE 1: This is to explain to the competent authority that the firm purchased developed plots from the developer which were already developed by the developers, and at the time of starting project construction of houses were proposed on all plots. But due to slowdown in the market, the construction work has been done on only 2 plots. Now out of the remaining plots, some plots have been sold & rest plots will be sold without any construction at an earlier date. The total estimated value of construction cost and land cost was 170 Lacs (land cost

Agra Office : Shop No. 12, Block 21, First Floor, Shoe Market, Sanjay Place, Agra 282 002, (Ph) 0562-4058537

NCR Office : J-1/5, First Floor, DDA Flats, Kalkaji, New Delhi-110019, (Ph) 011-64674445

Uttarakhand : R-202, Doon South Park, Sewla Kalan, Majra, Dehradun-248001, (M) 9837851777

E-mail : axisconsultantsagra@gmail.com

Website : www.axisconsultants.in

▪ Architects ▪ Engineers ▪ Planners ▪ Interior Designers ▪ Valuer ▪ Green Building

Ref.

38.03 lacks and construction cost 132 lacks)Now reduced total project Cost is 60.75 Lacks(land cost 38.03 lacks and construction cost 22.46 lacks and fees 0.26 lacks)(Actual cost of construction including land value on 2 plots is 29 Lacks.)

Date.....