



KULBHUSHAN MITTAL & ASSOCIATES

• Architects • Engineers • Structure Designer
• Planner • Valuer

Approved Panel Valuer :
Union Bank of India
Nainital Bank Ltd.
Punjab National Bank
DCB Bank Limited

Er. Kulbhushan Mittal

B.E. (Civil), MIE (India)
AM085420-7
Chartered Engineer

Approved Engineer
Govt. Approved value
MRT/CAT-1/25/2006-07/V1438

ENGINEER'S CERTIFICATE (ON LETTER HEAD)

REG-2

(To be Submitted at the time of Registration of Project, Withdrawal of Money from Seperate Account and Submissions of Quarterly Progress Report)

No.....

Information as on 15.12.2024

Date: 17.12.2024

Subject:

Certificate of Percentage of work done for the Project "SARASWATI GREENS PHASE-1 [UPRERA Registration Number : TO BE OBTAINED] situated on the Khasra No 160 Part, 161 Part, 164 Part, 165/1 Part, 165/2 Part, 167 Part, 170 Part, 174 Part, 175 Part, 245 Part, 246 Part and 250 Part in village Noor Nagar, Bijli Bamba By-Pass Road, Tehsil MEERUT Competent/ Development authority MEERUT DEVELOPMENT AUTHORITY, District MEERUT PIN 250002 admeasuring 39443.30 sq.mts. area being developed by [Promoter's Name] M/S SARASWATI SAGAR, MEERUT [Promoter ID UPRERAPRM336098].

I / We KULBHUSHAN MITTAL have undertaken assignment as Project Engineer for certifying the amount incurred for work done on the Project "SARASWATI GREENS PHASE-1 [UPRERA Registration Number : TO BE OBTAINED] situated on the Khasra No 160 Part, 161 Part, 164 Part, 165/1 Part, 165/2 Part, 167 Part, 170 Part, 174 Part, 175 Part, 245 Part, 246 Part and 250 Part in village Noor Nagar, Bijli Bamba By-Pass Road, Tehsil MEERUT Competent/ Development authority MEERUT DEVELOPMENT AUTHORITY, District MEERUT PIN 250002 admeasuring 39443.20 sq.mts. area being developed by [Promoter's Name] M/S SARASWATI SAGAR, MEERUT [Promoter ID UPRERAPRM336098].

1. Following technical professionals were appointed by me for Verification / certification of the cost :

- (i) M/s/Shri Chirag Gupta as L.S. / Architect ;
- (ii) Sh. Kulbhushan Mittal as Structural Consultant
- (ii) Sh. ASHISH TRIVEDI as M.E.P. Consultant
- (iii) M/s/Shri Sandeep Kumar 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 Plotted Development / Building(s) / Wing(s) / Block(s) / Tower(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 is given in following Table A and Table B :



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Ph : 0121-400735, 2534642, Mob. : 9319070001 E-mail : komittal@gmail.com

Building / Wing/ Block / Tower
Number or Name

1	2	3	4	5	6	7	8
S. No.	Tast / Activity	Total Estimated Cost	Amount Incurred till date	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible Expenditure (Lower of Column 4 and Column 6)	Value of work done in Percentage as per Admissible Expenditure (Column No. 7 / Column 3)
1	Excavation						
2	Total number of Basement(s) and Plinth						
3	Total number of Podiums						
4	Stilt Floor						
5	Total number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fittings within the Flat/premises						
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.						
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower.						

11	<p>Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.</p>						
12	<p>Compliance to Conditions of environmental / Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, fire fitting fittings and equipments as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy ? Completion Certificate.</p>						
<p>(Enclose separate sheets for the cost calculations for each unit/building or tower)</p>							

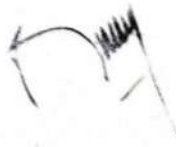


TABLE B

Cost Incurred on Internal and external development works (common Facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S. No.	Tast / Activity	Total Estimated Cost	Amount Incurred till date	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible Expenditure (Lower of Column 4 and Column 6)	Value of work done in Percentage as per Admissible Expenditure (Column No. 7 / Column 3)
1	Internal Roads & Footpaths	167.24	16.72	10%	16.72	16.72	10
2	Water Supply / Drinking Water Facilities	52.31	9.92	16%	8.37	8.37	16
3	Sewerage (chamber, lines, Septic Tank, STP)	16.03	12.82	80%	12.82	12.82	80
4	Strom Water Drains	15.37	11.25	80%	12.30	11.25	73
5	Landscaping & Tree Planting	8.78	3.99	45%	3.95	3.95	45
6	Street Lighting	10.00	1	10%	1	1	0
7	Community Buildings	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
8	Treatment and disposal of sewage and sullage water / STP	54.00	0	0	0	0	0
9	Solid Waste management & Disposal	1.54	0	0	0	0	0
10	Water conservation, Rain water harvesting	2.00	0	0	0	0	0
11	Energy management / Use of Renewable Energy	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
12	Fire protection and fire safety requirements	1.00	0	0	0	0	0
13	Electrical sub-station, Control Panel and meter room	40.76	4.08	10%	4.08	4.08	10

14	Receivaing Stations	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
15	Plan of Development Work	0.10	0.10	100%	0.10	0.10	100
16	Emergency Evacuation Services	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
17	Common Facilities in Basement	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18	Other (Option to Add more)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TOTAL		369.13	59.89	16.22		58.30	

3. We estimate the Total Cost for completion of the project under reference as Rs. 3,69,13,000/- (Total of Column.No. 3 in Tables A1, A2... and Table 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 occupancy certificate/completion certificate for the Project from the concerned competent authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till date 29.11.2024 is Rs. 58,30,000/- (Total of Column No. 7 in Tables A1, A2, and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/ Building/ Wing/ Block/ Tower and allied works of the aforesaid Real Estate Project. I we certify as follows-

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Building/ wings/ Blocks/Towers of the Real Estate Project is as per Table-A1, A2-----

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to to each of the activities which are common to overall project is detailed in the Table-B.

Signature of Engineer

Name : KULBHUSHAN MITTAL

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PAN No. : AASPM 9498C