

ENGINEERS CERTIFICATE

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

Date:-29/11/2021

Subject:-Certificate of Percentage of Completion of Construction Work of one no. Commercial Tower namely "**KB India Mart**" having UP Rera Registration no. "UPRERAPRJ NIL" situated on the Plot no. C-01, 02, Pocket/Block (NONE) Sector Knowledge Park Part-02, Greater Noida, U.P.-201310 demarcated by its boundaries latitude 28.45928°N and longitude 77.500822°E Tehsil Gautam Buddha Nagar Competent / Development authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar admeasuring 9,348 sqmts. area being developed by Promoter "M/s. Shree Kunj Bihariji Infracon Pvt. Ltd."

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage of Completion Work for the one no. commercial tower as mentioned above of the Project being developed by Promoter "M/s. Shree Kunj Bihariji Infracon (P) Ltd."

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a. M/s. Gian P Mathur & Associates Pvt. Ltd. as L.S. / Architect ;
 - b. M/s. Abha Gupta as Structural Consultant;
 - c. M/s. Nil as MEP Consultant;
 - d. Shri Om Prakash as Site Supervisor/ Engineer.
2. The project is still yet to start. 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 plans/information/data made available to us for the project under reference by the Promoter, Developer and 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. 8,500/-lacs 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 25/11/2021 is calculated at Rs. Nil 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. 8,500/- lacs only.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech (Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table "A"
(For commercial Tower)

S.No.	Particulars	Amount (In lacs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 6,500/-
2	Actual Cost incurred as on 25/11/2021 (Based on estimated cost)	Rs. Nil
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 6,500/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %
7	Total No. of Units in the Tower (As Per Sanctioned Building Plans)	421

Table- "B"
(Internal & External Development works and common amenities for entire project)

S.No.	Particulars	Amount (In lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs. 2,000/-
2	Cost incurred as on 25/11/2021 (Based on estimated cost)	Rs. Nil
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,000/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

This is issued on specific request of the Promoter M/s Shree Kunj Bihariji Infracon (P) Ltd. for UPRERA Compliance & based on information/ drawings/data made available to us. The total number of units in the tower is four hundred twenty one as per sanctioned Building Plans.