

RAKESH KOHLI

03, Vishwakarma Green, Paschimpuri Road, Agra 282007
Uttar Pradesh (India)

ENGINEER'S CERTIFICATE

(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 "Krishna Indraprasth Apartments" Building Phase of the UPRERA Project ID: UPRERAPRJ9921 situated on the Khasra No. 71, Krishna Indraprasth Apartments, Shastripuram Crossing, demarcated by its boundaries 27 12'6.14"N, 77 56'22.48"E to the North, 27 12'1.91"N, 77 56'24.96"E to the South, 27 12'3.12"N, 77 56'26.52"E to the East, 27 12'3.52"N, 77 56'22.59"E to the West of Village Agra, Tehsil Agra Development Authority, District Agra , PIN 282007, admeasuring 12558 sq.mts. area being developed by Indraprasth Ashiyana India Private Limited having RERA Registration No. UPRERAPRM14370.

I Rakesh Kohli have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the "Krishna Indraprasth Apartments" Building Phase of the Project, situated on the Khasra No. 71, Krishna Indraprasth Apartments, Shastripuram Crossing, Agra, demarcated by its boundaries 27 12'6.14"N, 77 56'22.48"E to the North, 27 12'1.91"N, 77 56'24.96"E to the South, 27 12'3.12"N, 77 56'26.52"E to the East, 27 12'3.52"N, 77 56'22.59"E to the West of Mauza Dehtora of Village Agra Tehsil, Agra Development Authority, District Agra , PIN 282007, admeasuring 12558 sq.mts. area being developed by Indraprasth Ashiyana India Private Limited having RERA Registration No. UPRERAPRM14370.

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.

- Following technical professionals are appointed by owner / Promotor :-
 - Shri A.K. Upadhyay Modern House Planners as Liaisoning Architect.
 - Shri Sachin S. Sule as Design Architect.
 - Shri Guru Prasad as Structural Consultant.
 - Shri Amit Kendale as MEP Consultant
 - Shri Rajveer Singh as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs. 4080 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.
- The estimated actual cost incurred till date 31.03.2018 is calculated at Rs. 3041 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.
- 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. 1039 Lacs (Total of S.No. 4 in Tables A and B).
- 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

Krishna Indraprasth Apartments

(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 (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 3700 approx
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 2760 Approx
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	75%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 940 Approx
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)	25%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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 (Lacs)
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).	Rs 380 Approx
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 281 Approx
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	74%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 99 Approx
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)	26%
(Enclose separate sheet for the cost calculations)		

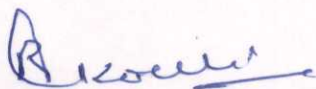
Signature of Engineer

Name:- Rakesh Kohli

Address:- 03, Vishwakarma Green, Paschimpuri Road, Agra-282007

Aadhar No. 8710 6774 4154

PAN No. ACXPK7797H



Annexure A

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