



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-
Chartered Engineer

Approved Engineer

Govt. Approved valuer

MRT/CAT-1/25/2006-07/V143

Date: 18-07-2024

ENGINEER'S CERTIFICATE

FORM-R

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

Subject: Certificate of Percentage of Completion of Development Work of SARASWATI VATIKA COLONY (I-Block) [UPRERA Registration Number (To Be Obtained)] situated on the Khasra No . 293-A-B (Part), Noor Nagar , Meerut Demarcated by its boundaries (28.949759 is latitude and 77.688275 is longitude) of the end points to the North-East, (28.950637 is latitude and 77.686874 is longitude) of the end points to the North -West, (28.949964 is latitude and 77.687235 is longitude) to the end points of South -East and (28.950294 is latitude and 77.68684 is longitude) of the end points to the South-West of village Noor Nagar Tehsil Meerut Sadar, Meerut Development authority, Meerut, District Meerut PIN 250002 admeasuring 2998.39 sq.mts. area being developed by M/s Saraswati Buildcon.

I / We KULBHUSHAN MITTAL have undertaken assignment as Project Engineer for certifying Percentage of Completion of development Work of the SARASWATI VATIKA COLONY (I-BLOCK), a residential colony, situated on the Khasra No. 293 A-B (Part) of village Noor Nagar, tehsil Meerut Sadar, Meerut development authority, Meerut District Meerut PIN 250002 admeasuring 2998.39 sq.mts. area being developed by M/S SARASWATI BUILDCON

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:

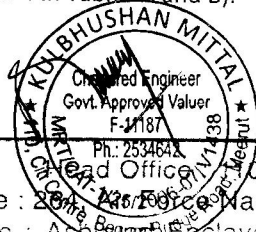
- Shri Naman Kumar as Architect
- Shri Kulbhushan Mittal as Structural Consultant
- Shri Ashish Trivedi as MEP Consultant
- Shri Pradeep Malik as Site Supervisor

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. 17.62 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.

4. The estimated actual cost incurred till date 16.07.2024 is calculated at Rs. 18.74 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. - 1.12 (Total of S.No. 4 in Tables A and B).



Head Office : 201, Citi Center, Begum Bridge Road, Meerut-250001

Branch Office : 201, Kirti Nagar Naval Officers Enclave, Sector 07, Plot 11, Dwarka New Delhi-110075

Branch Office : Ashok Enclave, Lane No. 3, House No. 4, Ballu Pur Chowk, Dehradun, (U.K.)

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

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 21.11.2023 date is as given in Tables A and B below :

Table A-----Not Applicable-----

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	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	N.A.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N.A.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N.A.
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N.A.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	N.A.
(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
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 17.62
2	Cost incurred as on (based on the actual cost incurred as per records)	18.74
3	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)	Rs -1.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 9.14
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 sheet for the cost calculations)		

Signature of Engineer
 Name : KULBHUSHAN MITTA
 Address : 110, CITI CENTRE, BEGUM BRIDGE ROAD, MEERUT
 Aadhar No. : 8939 7581 3311
 PAN No. : AASPM 9498

Annexure A

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

1	Street Lighting	1.83
2	Salary	7.31
		9.14