



Er. Mahesh Singhal

B.E., M.I.E., M.I.C.I., F.I.V., Chartered Engineer,
Approved Valuer, Arbitrator, Surveyor & Loss Assessor

Registered Valuer Immovable Property
No. CAT-I/226/CCIT/JPR/Tech./09-10
Under Ministry of Finance, Govt. of India

REPORT NO.:- MS/2023-24/255

DATE:- 05.07.2023

FORM-R

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 Suncity Antara situated on the Khasra No. 2273 demarcated by its boundaries 27°34'42.27"N, 77°37'28.04"E to the North 27°34'38.73"N, 77°37'26.50"E to the South 27°34'41.24"N, 77°37'29.27"E to the East 27°34'39.62"N, 77°37'24.99"E to the West of village - Jait, Tehsil – Mathura, Competent/ Development authority – MVDA, District – Mathura, PIN - 281406 admeasuring 1.418 acres. area being developed by Suncity Hi-Tech Projects Pvt. Ltd.

I/We **Mahesh Singhal** have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of Suncity Antara situated on the Khasra No. 2273 demarcated by its boundaries 27°34'42.27"N, 77°37'28.04"E to the North 27°34'38.73"N, 77°37'26.50"E to the South 27°34'41.24"N, 77°37'29.27"E to the East 27°34'39.62"N, 77°37'24.99"E to the West of village - Jait, Tehsil – Mathura, Competent/ Development authority – MVDA, District – Mathura, PIN - 281406 admeasuring 1.418 acres. area being developed by Suncity Hi-Tech Projects Pvt. Ltd.

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) Shri. Robin Rana as Architect
- (ii) Shri Abhimanyu Goel as Structural Engineer
- (ii) Shri Intikhab Alam as MEP Consultant
- (iii) Shri Lokindra as Site Supervisor

2. The project is a new project. 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 the Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labor and other inputs made by the developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as **Rs.35.00 Cr.** (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

(Signature)

ER. MAHESH SINGHAL
B.E., M.I.E., M.I.C.I., F.I.V.
Approved Valuer Arbitrator



Plot No. 145, Gayatri Nagar-A, Maharani Farm
Durgapura, Jaipur-302018 (Rajasthan)



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Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated **actual cost incurred till 30th June 2023** is calculated at **Rs.0 Cr.** (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. 35.0 Cr.** (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 **till 30th June 2023** is as given in Tables A and B below

Table A

Building/Wing/Tower bearing Number NA or called NA
(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 30.0 Cr
2	Cost incurred as till 30 th June 2023 (Based on the actual cost incurred as per records)	Rs 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	% 0
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 30.0 Cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	% 0
(Enclose separate sheets for the cost calculations for each unit/building or tower)		


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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 (Cr.)
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. 5.0 Cr
2	Cost incurred as till 30 th June 2023 (based on the actual cost incurred as per records)	Rs. 0
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 5.0 Cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%
(Enclose separate sheet for the cost calculations)		



Er. MAHESH SINGHAL

B.E., M.I.E.M.I.C.I., F.I.V.

Approved Valuer Arbitrator

Chartered Engineer

Signature of Engineer

Name: - Er. Mahesh Singhal

Address: Tiara Apartment, Plot No. 351-354, Gayatri Nagar-A, Durgapura, Jaipur-302018.

Aadhar No.:- 642428943436

PAN No.:- AGWPS9415R