

PEE KAY ARCHITECTS

B-4 Himanshu Sadan, 5 Park Road, Hazratganj, Lucknow-226001, Ph.8795810248

(For The Purpose of Registration of Project)

Subject: Certificate of Percentage of Completion of Construction Work of SAI TEJ COMPLEX No. of Building(s)/Single Tower Block(s) of the NIL Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no 16/CP-201 Virindavan Yojna, Lucknow. Demarcated by its boundaries (latitude and longitude of the end points) 26°45'0.56"N to the North to the East 80°57'2.19"E of Vrindavan Yojna, Development authority Uttar Pradesh Avas Vikas Parishad District Lucknow PIN 226029 admeasuring 3087.11 sq.mts. area being developed by Mak Infrazone Pvt. Ltd.

I, Padam Mohan, have undertaken assignment as Project Architectural Design Consultant for certifying Percentage of Completion Work of the SAI TEJ COMPLEX, situated on the Plot no16/CP-201 Virindavan Yojna, Lucknow. Competent/ development authority Uttar Pradesh Avas Vikas Parishad District Lucknow PIN 226029 admeasuring 3087.11 sq.mts. area being developed by Mak Infrazone 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/ Vidhya Prakash Gautam as Architect
- (ii) Shri/ Lallan Pandey as Site Engineer
- (iii) Shri/ Chaudhry Mohammed Nadeem as Structural Engineer

2. The project is 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 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.3000 Lacs (Land Rs. 1800 Lacs and Construction Cost Rs. 1200 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 will be implemented.

4. The estimated actual cost incurred till date 22-11-2019 is calculated at Rs.Nil (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. No Expenses is incurred by the company towards construction. The company has deposited an amount of Rs. 910 Lacs towards cost of land and Map

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. 1200 Lacs (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 the 22-11-2019 date is 0% as given in Tables A and B below :


AR. Padam Mohan.
— *[Signature]* —
CA/87/11151

Table A
Building called SAI TEJ COMPLEX

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 1200 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1200 Lacs
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%
(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).	Included in the Cost of Construction as shown in Table-A
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 0
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%
(Enclose separate sheet for the cost calculations)		

Signature 
Name Padam Mohan 10/12/19
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