



URBAN WOODS

Inspired by your dreams

DS INFRAHEIGHTS PRIVATE LIMITED

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RERA ID : UPRERAPRJ2696

FORM-R

ENGINEER'S CERTIFICATE

Date: 02/07/2018

Subject: Certificate of Percentage of Completion of Construction Work of URBAN WOODS Phase-1 3 No. of Building(s) of the First Phase of the Project [UPRERA Registration Number: UPRERAPRJ2696] situated on Plot no. GH-2, Sector-C, Pocket-7, Sushant Golf City, Ansal API, Lucknow Demarcated by its boundaries (latitude and longitude of the end points) 26-47-01.1 N to the North 26-46-54.7 N to the South 80-00-34.7 E to the East 81-00-28.1E to the West of Tehsil MohanlalGANI Competent/ Development Authority Lucknow Development Authority District Lucknow PIN 226030 admeasuring 8963 sq.mts. area being developed by D.S. Infraheights Private Limited.

I Sumit Gupta have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the URBAN WOODS Phase-1 Project, situated on the Plot no. GH-2, Sector-C, Pocket-7, Sushant Golf City, Ansal API, Lucknow Tehsil MohanlalGANI competent/ development authority Lucknow Development Authority District Lucknow PIN 226030 admeasuring 8963 sq.mts. area being developed by D.S. Infraheights Private Limited.

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) Mr. Harsh Varshney as Architect ;
- (ii) Mr. R.K.Srivatava as Structural Consultant ;
- (iii) Mr. Deepak Khosla and Mr.D.P.Arora as MEP Consultant ;
- (iv) Mr. Rajeev Singhal Project Manager ;

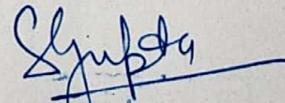
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumptn 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. 52 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 Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30 June 2018 is calculated at Rs. 18CR (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. 34CR (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 30th Jun 2018 date is as given in Tables A and B below :


SUMIT GUPTA
GM

— PROMOTERS —


A Commitment to the Future


URBAN AXIS
Where Happiness Finds Home

TABLE A

Urban Woods Phase -I

(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.)

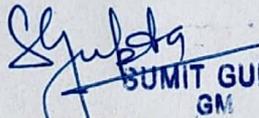
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.46 CR
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs.18 CR
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	39%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.28 CR
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs.0 CR
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	39%
(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.6 CR
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs.0 CR
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.6 CR
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs.0 CR
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)		


SUMIT GUPTA
 GM

Signature
 Name SUMIT GUPTA
 Address 405-406 Eldeco Corporate Tower, Vibhuti Khand , Gomti Nagar, Lucknow
 Aadhar No. 793008191915
 PAN No. AGQPG0362H