

## Er. SANJIV SHARMA

B. Tech. (Civil) IIT BHU, M. Tech (Structure)  
Chartered Engineer Reg. No. F-1268119  
Regd. Valuer Income Tax CAT-1/185/1999  
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REGD. VALUER IBBI/RV/02/2019/11137  
Panel Valuer : Central Bank, Indian Bank,  
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# STAMBHA VASTUSHILP

PLANNERS, STRUCTURAL ENGINEERS  
REGISTERED VALUERS AND BUILDING PROJECT ADVISORS

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Date : 21-09-2022

FORM-R

### (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 **Shree Ram Trade Center** No. of Building(s)/ **1** Block(s) of the single Phase of the Project [UPRERA Registration Number: **Applied For**] situated on the Khasra No/ Plot no **Cinema Plot, Block-C** Demarcated by its boundaries (latitude and longitude of the end points) **27.2089°** to the North **0** to the South **78.0187°** to the East **0** to the West of village **Kamla Nagar** Tehsil **Agra** Competent/ Development authority **U.P. Awas Evam Vikas Parishad** District **Agra** PIN **282004** admeasuring **3045** sq.mts. area being developed by M/s. **S.D. SONS PVT. LTD.** having RERA Registration No.**UPRERAPRM183440**

I/We **Theme Consultant** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **Shree Ram Trade Center** No. of Building(s)/ **1** Block(s) of the single Phase of the Project [UPRERA Registration Number: **Applied For**] situated on the Khasra No/ Plot no **Cinema Plot, Block-C** of village **Kamla Nagar** Tehsil **Agra** Competent/ Development authority **U.P. Awas Evam Vikas Parishad** District **Agra** PIN **282004** admeasuring **3045** sq.mts. area being developed by M/s. **S.D. SONS PVT. LTD.** having RERA Registration No.**UPRERAPRM183440**

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) M/s/Shri/Smt **THEME CONSULTANT** as L.S. / Architect ;
- (ii) M/s/Shri/Smt **Er. SANJIV SHARMA** as Structural Consultant
- (iii) M/s/Shri/Smt **EMCOTECH ENGINEERS AND AUDITORS PVT LTD** as MEP Con:
- (iv) M/s/Shri/Smt **BHUPENDRA KUMAR** 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.

*Sanjiv Sharma*  
**SANJIV SHARMA**

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3. We estimate the Total Cost for completion of the project under reference as **Rs.25,00,00,000/-** (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 **31.08.2022** is calculated at **Rs.49,68,000/-** (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.24,50,32,000/-** (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 **31.08.2022** date is as given in Tables A and B below :

**Table A**

Building/Wing/Tower bearing Number 1 or called Shree Ram Trade Center

(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.22,50,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs.25,02,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	1.43%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.17,24,98,000/-
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 )	1.43%
(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
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.2,50,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs.24,66,000/-
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) * 100 )	3.29%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs.7,25,34,000/-
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 )	3.29%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Sanjiv Sharma  
Address 57, Jaipur House Market, Agra-10  
Aadhar No. 288339537461  
PAN No. ABLPS5882E

  
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