



STEINBERG ENGINEERING CONSULTANTS

STRUCTURAL DESIGNERS, ARCHITECTS, PLANNERS, CAD, CONSTRUCTION PLANNING
AND PROJECT MANAGEMENT, SITE EXECUTION

3/F-1, THE AYODHYA DAS TRADE CENTRE, VIJAY CHOWK, BANK ROAD, GORAKHPUR
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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 Orion Mall one No. of Commercial Building(s) of the _____
Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no H.No.C/102/686A And C/102/686,
374/1M

Demarcated by its boundaries (latitude and longitude of the end points) to the North 26°44'59.1"N, 83°24'02.5"E to the
South 26°45'00.7"N, 83°24'03.0"E to the East to the West of village Gorakhpur Tehsil Sadar Competent/ Gorakhpur
Development authority District Gorakhpur PIN 273008 admeasuring 4308 sq.mts. area being developed by Ambe Propotech
Private Limited

I/We Mohd.Yousuf have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the
Orion Mall Commercial Building(s) of Phase of the Project, situated on the Khasra No/ Plot no H.No.C/102/686A And
C/102/686, 374/1M

of village Gorakhpur tehsil Sardar competent/ Gorakhpur Development Authority District Gorakhpur PIN 273008 admeasuring
4308 sq.mts. area being developed by [Promotor's Name]

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. Ashish Srivastava as Architect
- (ii) Shri. C.S.Bhandari as Structural Consultant
- (iii) Shri. Arun Kumar as MEP Consultant
- (iv) Shri. Prakash Rai 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 (excluding Land Cost) under reference as Rs. 5000.00 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

4. The estimated actual cost incurred (Excluding Land Cost) till date 15.03.19 is calculated at Rs. 4100.00 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. 900.00 Lacs (Total of
S.No. 4 in Tables A and B).

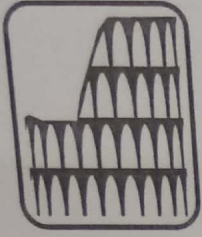
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 15.03.19 date is as given in
Tables A and B below :

Table A

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	Amounts in Lacs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 4000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 3650
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	91.25%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 350.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(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. 1000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 450
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	45%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs.550
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%

(Enclose separate sheet for the cost calculations)

Mohammad Yusuf

Date : 24/03/2019

Signature of Engineer

Name : Mohammad Yusuf

Address; 3/F1 The Aydhoya Das Trade Centre, Bank Road, Vijay Chowk, Gorakhpur

Aadhar No. 4900 6253 8360

PAN No. ABEPY9514C

Mohammad Yusuf
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