

FORM-R  
ENGINEER'S CERTIFICATE (On Letter Head)

(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 Okas Residency for Construction of Towers 21-22 situated on Plot GH1B, demarcated by its boundaries (from 26°46'44.16"N and 81° 1'9.57"E to 26°46'42.31"N and 81° 1'12.32"E) to the North of Village Hasanpur Khewli, Tehsil Sarojini Nagar, Lucknow Development Authority, District Lucknow, PIN 226002, admeasuring 6854.87 sq. meters, being developed by Pardos Lucknow Developers Private Limited

I Vinod Tiku have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Okas Residency for Construction of Towers 21-22 situated on Plot GH1B, demarcated by its boundaries (from 26°46'44.16"N and 81° 1'9.57"E to 26°46'42.31"N and 81° 1'12.32"E) to the North of Village Hasanpur Khewli, Tehsil Sarojini Nagar, Lucknow Development Authority, District Lucknow, PIN 226002 Competent/ Development Authority L.D.A, Lucknow, Uttar Pradesh, PIN 226002 being developed by PARDOS LUCKNOW DEVELOPERS PVT. LTD, having its registered office at PUNJABI BHAWAN, FIRST FLOOR, 10, VISHNU DIGAMBER MARG, NEW DELHI, 110002

**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) Smt. Swapna Nath as Architect
- (ii) ECMS INDIA PVT. LTD, through DESIGN COLLABORATIVE CONSULTING as MEP Consultant
- (iii) Shri. RAJEEV SINHA 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 under reference as Rs. 6500 lakhs (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 30.09.2022 is calculated at Rs. 850 lakhs (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. 5650 lakhs (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 30.09.2022 date is as given in Tables A and B below :

**Table A**

Tower bearing Number 16-17, 17-18, 19 & 20 or called Okas Residency

(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 as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	6500 lakhs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	850 lakhs
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	13.07%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5650 lakhs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nothing as on date
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	13.07%



**VINOD K TIKU**  
CHARTERED ENGINEER (CIVIL)

F-124328-0

THE INSTITUTION OF ENGINEERS (INDIA)

PAN NO. AACPT6940L

MOBILE NO: 9871380616

416, Aggarwal Prestige Mall, Near M2K Cinema, Plot No.2, Road No. 44, Pitampura, DELHI-110034

G.S.T. NO. 07AACPT6940L1Z8

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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).	300 lakhs
2	Cost Incurred as on (based on the actual cost incurred as per records)	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)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	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



**VINOD K TIKU**  
**CHARTERED ENGINEER (CIVIL)**  
**F-124328-0**

Signature of Engineer

Name: Shri. Vinod Tikur

Address: 416, Aggarwal Prestige Mall, Plot No. 2, Near M2K, Road No. 44, Pitampura, Delhi, 110034

Aadhar No. : 911616567343

PAN No. : AACPT6904L

Registered Chartered Engineer (India) No. F-124328-0 & Approved Valuer, Immovable Property No. F-28294

**THE INSTITUTION OF ENGINEERS (INDIA)**