

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 2 No. of Building(s)/ B & C Block(s) of the 2nd Phase of the Project [UPRERA Registration Number UPRERAPRJ6245] situated on the Khasra No/ Plot no Bahi Sankhya 1 Zild Sankhya 6158, page no. 201 to 226 on serial no. 5130 Demarcated by its boundaries 25' 28' 22.9224" N, 81' 52' 42.0852" E, 25' 28' 22.9224" N, 81' 52' 42.0852" E (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village NA, Tehsil Allahabad Allahabad Development Authority, District Allahabad, PIN 211001, admeasuring 3200 sq. meter, being developed by Rajniwas Realtors LLP having RERA Registration No. UPRERAPRJ6245 :

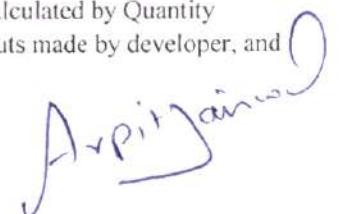
I ARPIT JAISWAL have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 2 Building(s)/ B & C Block/ Tower (s) of 2nd Phase of the Project, situated on the Khasra No/ Plot no Bahi Sankhya 1 Zild Sankhya 6158, page no. 201 to 226 on serial no. 5130 of village -NA- tehsil Allahabad competent/ development authority Allahabad Development Authority District Allahabad PIN 211001 and measuring 3200 sq.mts. area being developed by Raj Niwas Realtors LLP

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 Anil Kumar Gupta as L.S. / Architect ;
- (ii) M/s/Shri/Smt Omkar Verma as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt Arpit Jaiswal 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. 1500 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 30/6/2018 is calculated at Rs. 640 Lakhs (Total of S. No. 2 in Tables A1, A2 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. 860 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 30/6/2018 date is as given in Tables A1, A2 and B below :

Table A1
Tower bearing Number _Block B

S.No.	Particulars	Amounts (Lakh)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 1120
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 620
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	55.35%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 500
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)	55.35%

Arpit Jani 0.

Table A2
Tower bearing Number _Block C

S.No.	Particulars	Amounts (Lakh)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	Rs 280
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 10
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	3.57%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 270
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)	3.57%

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 (Lakhs)
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 100
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 10
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	10%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 90
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)	10%

Arpit Jain

Summary of Table A1, A2 and B

Sr. NO.	Particulars	Table A1	Table A2	Table B	Total
1	Total Estimated Cost	1120	280	100	1500
2	Cost Incurred	620	10	10	640
3	Balance Cost to be incurred	500	270	80	860

Er Arpit Jaiswal
(B.Tech Civil)

Er Arpit Jaiswal
(B.Tech Civil)

Signature of Engineer

Name ARPIT JAISWAL

Address Ground Floor 233A, Arya Nagar, Mutthiganj, Allahabad - 211003

Aadhar No. 457972477113

PAN No. ASOPJ8058R

Dated. 30/7/2018