



**Ar. Satvik Goel**

Chief Architect & Principal Consultant  
(Registration No. CA/2016/76212)

**Ar. Virendra Kumar Dhama**

Govt. Approved Valuer  
(Registration No. CA/95/18140)

## A.K. & ASSOCIATES

Offices : • WA-116A, Second Floor  
Mother Dairy Road  
Shakarapur, Delhi - 92  
• F-2, First Floor  
Yajendra Sagar Complex  
1 - Mukand Nagar  
Hapur Road, Ghaziabad

Phones : Cellular : +91-98111-11491  
Delhi Off. : +91-9711154586  
Gzb. Off. : +91-120-4377397  
+91-9711154585

E-mail : ar\_satvikgoel@gmail.com  
URL : www.aueacorp.in

Dated : 27.07.2021

### ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of 01 Towers of proposed Commercial Project 'Migsun Janpath' situated on the "Tower No. 5, Situated at International Business Bay -1, Sushant Golf City, Sultanpur Road, Lucknow" demarcated by its boundaries (latitude and longitude of the end points) 26°47'28"N and 80°59'49"E to the North, 26°47'27" N and 80°59'51" E to the South, 26°47'25" N and 80°59' 49"E to the East, 26°47'26"N, and 80°59'47"E to the West of Sultanpur Road, Lucknow with Lucknow Development Authority District Lucknow PIN 229405 admeasuring Plot area 7373.56 sq.mts. having total No. Of 570 Units being developed by SJP Hotels and Resorts Pvt. Ltd.

I, V. K. Dhama, has undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 01 Tower (s) of the Project 'Migsun Janpath', situated on the International Business Bay -1, Sushant Golf City, Sultanpur Road, Lucknow with Lucknow Development Authority District Lucknow PIN 229405 admeasuring plot area 7373.56 sq.mts. having total No. Of 570 Units being developed by SJP Hotels and Resorts Pvt. Ltd.

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 SPACE DESIGNERS INTERNATIONAL as Architect
- (ii) M/s NNC Design International as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Shyam Kwatra 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. 8675.25 Lacs (Total of S.No. 1 in Tables A) 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





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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 27.07.2021 is calculated at Rs. 00 Lacs (Total of S. No. 2 in Tables A & 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. 00 Lacs (Total of S. No. 4 in Tables A & B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 27.07.2021 date is as given in Tables A and B below:

Table A		
BLOCK A		
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	8241.49 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	00 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost )	00 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	00 Lacs
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	00 %





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**TABLE B**

Internal & External Development works and common amenities  
(Prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amounts (Rs.)
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).	433.76 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	00 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	00 Lacs
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)	00 %



Signature of Engineer / Valuer

Name : Sh. V. K. Dhama ( A. K. & Associates )  
Address : F-2, First Floor, Yatendra Sagar Complex, 1, Mukund Nagar, Ghaziabad  
PAN No. : AAXFA5996I  
License No. : CAT-A/12/2006  
Authority : Office of Chief Income Tax Officer