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ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.

A Complete Solution of Construction

Ref. No: - MCSPL/RERA/24

Date: - 31st December, 2019

ENGINEER'S CERTIFICATE

WHOMSOEVER IT MAY CONCERN

(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 BASERA HEIGHTS no. Of building(s)/01 block(s) of the entire phase of the project [UPRERAPRJ10171] situated on the at Khasara no 61/1 & 61/2, Mauza Kalal Kheria, Fatehabad Road Agra demarcated by its boundaries (latitude and longitude of the end points) Owners Other's Land to the North, Other's Property to the South, 24 meter Road to the East, 12 meter Road to the West of village Kalal Kheria , Tehsil Sadar Agra, Competent/ Development Authority Agra Development Authority, District Agra Pin-282006 admeasuring 6800.84 sq.mts. Area being developed by Basera Housing.

I/We **Er. Daya Shanker Sharma** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the BASERA HEIGHTS no. Of building(s)/01 block(s) of the entire phase of the project [UPRERAPRJ10171] situated on the at Khasara no 61/1 & 61/2, Mauza Kalal Kheria, Fatehabad Road Agra demarcated by its boundaries (latitude and longitude of the end points) Owners Other's Land to the North, Other's Property to the South, 24 meter Road to the East, 12 meter Road to the West of village Kalal Kheria , Tehsil Sadar Agra, Competent/ Development Authority Agra Development Authority, District Agra Pin-282006 admeasuring 6800.84 sq.mts. Area being developed by Basera Housing.

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) Er. Daya Shanker Sharma as Licensed Engineer / Architect
- (ii) Er. Sunil Kumar Arora as Structural Consultant
- (iii) Er. Naval Singh as MEP Consultant
- (iv) Er. Yatendra Singh 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

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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.20.80 Crores** (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 31.12.2019 is calculated at **Rs.15.17 Crores** (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. 5.63 Crores** (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 31.12.2019 date is as given in Tables A and B below :

Table A
Building/Wing/Tower

(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 Rs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	18,77,64,473.92
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	13,66,65,850.15
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	72.79%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5,10,98,623.77
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)	72.79%

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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 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).	2,00,00,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	1,50,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	75.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	50,00,000.00
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)	75.00%

Thanking You

Yours Faithfully

For Modcon Creative Sketcher Pvt. Ltd.

Director

Er. DAYA SHANKER SHARMA

Chartered Engineer, Chartered Structure Engineer
D.C.E.(Hons), BE (Hons), MBA(Finance) M-Tech (Structure).
FIV, MIE (M-146423-4), MICE, MISE.
ADHAR NO 789907687586, PAN NO AGDPS2362Q

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