

Er. Sandeep Kr. Verma

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CHARTERED ENGINEER & GOVT. APPROVED VALUER
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FOR INCOME TAX • WEALTH TAX • ESTATE DUTY etc.

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Panel Valuer of :

- | | |
|-----------------------------|------------------------------|
| • Income Tax Department | • Andhra Bank |
| • State Bank of India | • Dena Bank |
| • Central Bank of India | • Purvanchal Bank |
| • Punjab National Bank | • ICICI Bank |
| • Bank of India | • Indian School Finance Co. |
| • Bank of Baroda | • HDFC Bank |
| • Canara Bank | • Axis Bank |
| • LIC Housing Fin. Ltd. | • Indian Bank |
| • Oriental Bank of Commerce | • Kotak Mahindra Bank |
| • Union Bank of India | • Sri Ram Union Finance Ltd. |
| • PNB HFL | • Indian Oil Corp. Limited |
| • Allahabad Bank | • Hindustan Pet. Corp. Ltd. |

Ref No.....

Date

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 RAMA COMPLEX No. of
Building(s)/ Block(s) of the Phase of the Project [UPRERAPRJ9228] situated on the Khasra No/ Plot no
12MI

Demarcated by its boundaries (latitude and longitude of the end points) 83°24'54.9 to the North 20°44'45.4 to the
South to the East to the West of village Tehsil SADAR

Competent/ Development authority GDA District GORAKHPUR PIN admeasuring 669.78
sq.mts. area being developed by [SUPERLATIVE MARKETING PVT LTD]

I/We have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of
the RAMA COMPLEX Building(s)/ Block/ Tower (s) of Phase of the Project, situated on the
 Khasra No/ Plot no 12MI
 of village MAHADEV JHARKHANDI tehsil SADAR competent/ development
authority GDA District GORAKHPUR PIN admeasuring 669.78 sq.mts. area being
developed by [SUPERLATIVE MARKETING 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:

- M/s/ Acore Architectural Services Pvt Ltd as Architect
- Mr. S N Saran as Structural Consultant
- M/s Acore Architectural Services Pvt Ltd as MEP Consultant
- Shri Ayush 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 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. 25746035 (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

4. The estimated actual cost incurred till date 30-6-18 is calculated at Rs. 25553297 (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. (Total of S.No. 4
in Tables A and B).

Civil Engineering Consultancy • Structural Design • Architectural Drawing • Valuation • Survey Work

Member : Professional Civil Engineer's Association • Institution of Engineers (India) • Institution of Valuers (India)

SUNDAY CLOSED • VISITING HRS. : 3.00 PM To 7.00 PM

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 99.25% date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number RAMA COMPLEX 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 |
|---|--|-------------|
| 1 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs 25746035 |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | Rs 25553297 |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | 99.25% |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | Rs 192738 |
| 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) | 0.75% |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) | | |

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 2832064 |
| 2 | Cost incurred as on (based on the actual cost incurred as per records) | Rs 2810823 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | 99.25% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | Rs 21241 |
| 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) | 0.75% |
| (Enclose separate sheet for the cost calculations) | | |

Signature and Stamp of Engineer



Er. Sandeep Kr. Verma
E.E. (Civil), CE (I), MIE (India), FIV
Chartered Engineer

Name **SANDEEP KUMAR VERMA**

Address **1ST FLOOR PRATIBHA COMPLEX INFRONT OF JUBILEE INTER COLLEGE, GORAKHPUR**

Aadhar No. **713318390035**

PAN No. **ADLPV2460K**

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)