

**Priyesh Tiwari**  
**Consultant Engineer**

## ENGINEER'S CERTIFICATE

FORM-R

(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) of the Project "Elite" [UPRERA Registration Number A/F] situated on Arazi no- 619 MI Mauza- Lacchipur, Tappa & Paragana -Havell, Tehsil- Sadar District-Gorakhpur Demarcated by its boundaries (latitude and longitude of the end points)\_ 2965622.670 to the North, to the South 734021.261 to the East, to the West, Competent/ Development Authority-Gorakhpur Development Authority, District-Gorakhpur PIN- 273001 admeasuring 6888.601 sq.mts. area being developed by Agrasen Realtors & Developer Private Limited

I/We Priyesh Tiwari have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of 2 No. of Building(s) of the Project "Elite" [UPRERA Registration Number A/F] situated on Arazi no- 619 MI Mauza- Lacchipur, Tappa & Paragana -Havell, Tehsil- Sadar District-Gorakhpur Demarcated by its boundaries (latitude and longitude of the end points)\_ 2965622.670 to the North, to the South 734021.261 to the East, to the West, Competent/ Development Authority-Gorakhpur Development Authority, District-Gorakhpur PIN-273001 admeasuring 6888.601 sq.mts. area being developed by Agrasen Realtors & Developer Private Limited

**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) Shri Ranjit Sabikhi as Architect ;
- (ii) Shri Ajay Gupta as Structural Consultant
- (iii) Shri Kushank Kumar as MEP Consultant
- (iv) Shri Pankaj Sharma 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. 5808 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 14/08/2024 is calculated at Rs. 26.34 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. 5781.66 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 14/08/2024 date is as given in Tables A and B below :

Table A I

Building/Wing/Tower bearing Number Elite Heights

(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 In Lakhs	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	4478.620	RS
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.000	RS
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.000	%

4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	4478.620	RS
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000	RS
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.000	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)			

Table A2

Building/Wing/Tower bearing Number Elite Square

(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)

S.No.	Particulars	Amounts in Lakhs	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1079.380	RS
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.000	RS
3	Value of Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100)	0.000	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1079.380	RS
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000	RS
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.000	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)			

TABLE B

Internal &amp; External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts in 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).	250.000	RS
2	Cost incurred as on (based on the actual cost incurred as per records)	26.340	RS
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	10.536	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	223.660	RS
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.000	RS
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	10.536	%
(Enclose separate sheet for the cost calculations)			

Signature of Engineer

*Priyesh Tiwari*  
**Priyesh Tiwari**  
 B. Tech. (Civil)

Name

Priyesh Tiwari

Address

Vill+Post- Sakarauli, Dist- Kushinagar, Pin-274203

Aadhar No.

787906159850

PAN No.

BHEPT6975N

## Annexure A

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