

ER. PRADEEP KUMAR VARSHNEY

AMIE(CIVIL)

- (Structure Engineer, Valuer, Estimator)
* Govt Approved Valuer No F-4895
* Income Tax Valuer No-V-01/2007-08
* Chartered Engineer No- M-166081-5
* Approved From A.D.A. Aligarh
* RVO Memb. NO.- IIV-RVF/OM/108/2020
* OBPAS ID No- AM0774963/26072018



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Panel Valuer of: *LICHL *PNB *BPCL *ICICI *UJJIVAN *SBI

ENGINEER'S CERTIFICATE (On Letter Head)

FORM-R

Subject: Certificate of Registration of Project and for withdrawal of Money from Designated Account

Block(s) of the Group Housing Phase of the Project UPRERAPRM187653 situated on the Khasra No/ Plot no 152 Demarcated by its boundaries (latitude and longitude of the end points) 27.92'78.02' N to the North 27.92'78.02' S to the South 27.92'78.03' E to the East 27.92'78.02' W to the West of village Bhikampur Tehsil Koil Competent/ Development authority Aligarh Development Authority District Aligarh PIN 202001 admeasuring 3743.35 sq.mts. area being developed by [Promotor's Name]

I/We Pradeep Kumar Varshney have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Sanskar Moon Apartment Building(s)/ A and B Block / Tower (s) of Group Housing Phase of the Project, situated on the Khasra No/ Plot no 152 of village Bhikampur tehsil koil competent/development authority Aligarh Development Authority District PIN 202001 admeasuring 3743.35 sq.mts. area being developed by [Promotor's Name]

3. We estimate the Total Cost for completion of the project under reference as Rs. 3200.69 in Lakh (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 31/03/2023 is calculated at Rs. 755.55 in Lakh (Total of S. No. 2 in Tables A and B). The amount of Actual 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. 2445.14. (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 31/03/2023 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number A and B or called Sanskar Moon Apartment

(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)	3200.69
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	755.55
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	23.61%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2445.14
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)	23.61%

(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 1 Crore
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1 Crore
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 (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	%

(Enclose separate sheet for the cost calculations)



Signature of Engineer
 Name **PRADEEP KUMAR VARSHNEY**
 Address **99 - F Bank Colony, Premier Nagar, Aligarh**
 Aadhaar No- **391253001916**
 PAN No. **ABUPV4911G**

Annexure A

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

ENGINEER'S CERTIFICATE (On Letter Head)

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 Prakhar Varshney as Architect
- (ii) M/s/Shri/Smt Pradeep Kumar Varshney as Structural Consultant
- (iii) M/s/Shri/Smt Prakhar Varshney as MEP Consultant
- (iv) M/s/Shri/Smt Ajay Kumar 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.