

ENGINEER'S CERTIFICATE

Subject: - Certificate of Percentage of Completion of Construction Work of Nirman Punj

The Line No. of Building(s)/one Block(s) of the Project [UPRERA APPLICATION ID- 1006325 situated on the **23 Vidhan Sabha Marg, Lucknow** Demarcated by its Location **26°50'29.4" N 80°56'19.2"E** of Lucknow, Competent/ Development authority Lucknow Development Authority). District- Lucknow, **PIN-226002** admeasuring **2386.45 sq.mtrs** areas being developed by **SV Einar Builder LLP**

I Er. **Dileep Kumar** have undertaken assignment as Chartered Engineer for certifying Percentage of Completion Work of the Nirman Punj Building(s)/one Block/ Tower(s) of the Project, situated on the **23 Vidhan Sabha Marg, Lucknow** competent/ development authority Lucknow Development Authority District-Lucknow, **PIN-226002** admeasuring **2386.45 sq.mtrs** areas being developed by **M/s SV Einar Builder LLP**.

This is to certify that I have undertaken assignment of certifying estimated most and expenses incurred on actual on-site construction for the Real Estate Project mentioned above.

Following technical professionals were consulted by me for verification /for certification of the cost:

1. **M/s Agarwal Associate** as Architect
2. **M/s Satnam Saran** As Structural Consultant
3. **M/s Devendra Dewedi** as MEP Consultant
4. **Er. Furqan Ansari** as Site Supervisor

1. 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, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate the Total Cost for completion of the project under reference as Rs49.00 crore (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.
3. The estimated actual cost incurred till date nil, 2024 is calculated at Rs.....nil..... Percentage Completion till date is 0.000% (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..
4. 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.....49.00 crore..... (Total of S.No. 4 in Tables A and B).
5. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the -----nil----- 2024 date is as given in Tables A and B below :

Table A Amounts (In Rs.)

(To be prepared separately for each Building of the Real Estate Project/Phases)

S.No	Particulars	Amount (in Crore)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	46.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	nil
3	Value of Work done in Percentage (as Percentage of the estimated cost) *100)	nil
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	nil
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	nil

TABLE B

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

Sno	Particular	Amount
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).	3.00
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 j)	nil
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	nil
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	nil


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Signature of Engineer

Chartered Engineer No.

Date :

Place: Lucknow