

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 GH-02 No. of Plots(s)-114 residential plots (as per annexed plan) of the complete Phase of the Project situated on the Khasra No/ Plot no GH-02 Demarcated by its boundaries 26°46'8.14"N, 81° 0'2.55"E to the North 26°46'1.40"N, 81° 0'4.02"E to the South 6°46'4.07"N, 81° 0'7.84"E to the East 26°46'4.50"N, 80°59'59.57"E to the West of village BARAUNA Tehsil SAROJINI NAGAR Competent/ Development authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226030 admeasuring 26145.99 sq.mts. area being developed by M/S PARDOS DEVELOPERS PVT LTD

I Shri. VINOD TIKU have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the GH-02, for complete Phase of the Project, situated on the Khasra No/ Plot no 5,7,8,9,10,11,19,20,21/GH-02 of village BARAUNA Tehsil SAROJINI NAGAR Competent/ Development authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226030 admeasuring 26145.99 sq.mts. area being developed by M/S PARDOS DEVELOPERS 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:

- Smt. SWAPNA DIPANKAR NATH as Architect
- Shri. SUNIL KUMAR as Structural Consultant
- M/s DESIGN COLLABORATIVE CONSULTING as MEP Consultant
- Shri. RAJEEV SINHA 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. 362 lakhs (without GST) (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 1.9.2021 is calculated at Rs. 00.00 (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. 362 lakhs (without GST) (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 1.9.2021 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ 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)	N.A.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N.A.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N.A.
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N.A.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	N.A.
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



VINOD K TIKU
CHARTERED ENGINEER (CIVIL)

F-124328-0

THE INSTITUTION OF ENGINEERS (INDIA)

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G.S.T. NO. 07AACPT6940L1Z8

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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
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. 3,62,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0.00/-
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. 3,62,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00/-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%
(Enclose separate sheet for the cost calculations)		


VINOD K TIKU

CHARTERED ENGINEER (CIVIL)
F-124328-0

Signature of Engineer

Name Shri. Vinod Tikku

Address 416, Aggarwal Prestige Mall, Plot No. 2, Near M2K, Road No. 44, Pitampura, Delhi, 110034

Aadhar No. 911616567343

PAN No. AACPT6904L

Registered Chartered Engineer (India) No. F-124328-0 & Approved Valuer, Immovable Property No. F-28294

THE INSTITUTION OF ENGINEERS (INDIA)

114 RESIDENTIAL PLOTS

45.0 MT. WIDE MAINROAD

FUTURE
EXPANSION
Not in Proposal

45 M WIDE ROAD

GREEN-1
989.33 SQ. MTR

GREEN-2
1630.8 SQ. MTR

ENTRY/EXIT

PLOT

9.0 MT. WIDE Internal Road

ENTRY/EXIT

30.0 MT. WIDE MAINROAD

GROUP HOUSING - 1

THE INSTITUTION OF ENGINEERS (INDIA)

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GROUP HOUSING - 3

