

# Er. Rajiv Kumar Mishra

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FORM-R

## ENGINEER'S CERTIFICATE

Date: 25-05-2023

(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 LANDCRAFT METRO HOMES PHASE-4 No. of 02 TOWER (s) of the Forth Phase of the Project [New Registration] situated on the Khasra No 613M ,614M .

Demarcated by its boundaries (latitude and longitude of the end points) 28°44'47.22" & 77°28'53.64" to the North 28°44'38.71" & 77°28'59.95" to the South 28°44'41.49" & 77°29'02.27" to the East 28°44'44.36" & 77°28'51.21" to the West of village BASANTPUR SAITLI Tehsil MODINAGAR Competent/ Development authority G.D.A District GHAZIABAD PIN 201206 and measuring 9178 sq.mts. area being developed by RS LANDCRAFT LLP .

I Rajiv Kumar Mishra have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the LANDCRAFT METRO HOMES 02 Tower (s) of FORTH Phase of the Project, situated on the Khasra No 613 M , 614M of village BASANTUP SAITLI tehsil MODINAGAR competent/ development authority Ghaziabad Development Authority District GHAZIABAD PIN 201206 and measuring 9178 sq.mts. area being developed by [RS LANDCRAFT LLP .]

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 NATIONAL ARCHITECT & ENGINEERS as Architect ;
- (ii) M/s KEEN ASSOCIATES PVT.LTD. as Structural Consultant
- (iii) M/s CONSUMMATE ENGINEERING SERVICES PVT.LTD.as MEP Consultant
- (iv) SHRI SUNIL 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 516937000 (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 25 May' 2023 is 3834463 (Total of S. No. 2 in Tables A & 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. 513102537.00 (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 31st March-28 date is as given in Tables A and B below :



**Table A1 Tower- C**  
 Building/Wing/Tower bearing Number Tower- C & D or called PHASE-4  
 (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)	275200000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	275200000
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 (1*100)/(2+5)	0.00%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

**Table A2 Tower- D**  
 Building/Wing/Tower bearing Number Tower- C & D or called PHASE-4  
 (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)	223801000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	3834463
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	1.71%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	219966537
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 (1*100)/(2+5)	1.71%
(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	17936000
2	Cost incurred as on (based on the actual cost incurred as per records)	0
3	Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	17936000
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 (1*100)/(2+5)	0.00%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name : Er. Rajiv Kumar Mishra

Address: H No. 479, Giani Zail Singh Nagar, Rupnagar

PAN No.: AQOPM9177C

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