

USHA & ASSOCIATES309, THIRD FLOOR SHREE BIDDHI VINAYAK TRADE CENTRE YAMUNA KINARA ROAD JEONI MANDI AGRA-282004
PHONE: 0562-4058537 USHA.MANIT@GMAIL.COM**ENGINEER'S CERTIFICATE****08/06/2022****(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)**

Subject:	Certificate of Percentage of Completion of development of NAARAYAN AVENUE for construction of villa Plotted Development work of Project Naarayna Avenue having total Approved Units 114 (Approved Plots 110, Approved Villas- 4, Proposed Villas 101 State RERA Registration is being Applied (Promoter RERA Registration no UPRERAPRM166687) situated on the khasra No. 30 village Patholi demarcated by its boundaries (latitude and longitude of the end points) 27°10'15"N 77°55'41"E To the North 27°10'14"N 77°55'33"E to the South 27°10'12"N 77°55'40"E to the East 27°10'16"N 77°55'34"E to the West village Patholi District Agra PIN 283105 admeasuring 16840.71sqm area, post deduction for road widening, being developed by RJ Infra Homes Pvt Ltd.		
	I Usha Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion of development of NAARAYAN AVENUE for construction of villa Plotted Development work of Project Naarayna Avenue having total Approved Units 114 (Approved Plots 110, Approved Villas- 4, Proposed Villas 101 State RERA Registration is being Applied (Promoter RERA Registration no UPRERAPRM166687) situated on the khasra No. 30 village Patholi demarcated by its boundaries (latitude and longitude of the end points) 27°10'15"N 77°55'41"E To the North 27°10'14"N 77°55'33"E to the South 27°10'12"N 77°55'40"E to the East 27°10'16"N 77°55'34"E to the West village Patholi District Agra PIN 283105 admeasuring 16840.71sqm area, post deduction for road widening, being developed by RJ Infra Homes Pvt Ltd.		
	This is to certify that I have undertaken assignment of certifying estimated cost and expenses for site construction/ development for the Real Estate Project mentioned above.		
	1. Following technical professionals were consulted by me for verification /for certification of the cost:		
	(i)	Shri Pushpendra Singh as Architect	
	(ii)	Self as Structural Consultant	
	(iii)	Sh. Dinkar Saxena as MEP Consultant	
	(iv)	Shri Anil Agarwal as Site Engineer	
	2. The project is New . I have estimated the cost of the completion of the civil, MEP and allied works, of the plotted development work 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. Estimate the Total Cost for completion of the project under reference as Rs.269943077.00 (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 as on 01-06-2022 is calculated at Rs. 0.00(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. .269943077.00 (Total of S.No. 4 in Tables A and B).		



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6 I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as on the 01-06-2022 is as given in Tables A below :

Table A

Sr. No.	Particulars	Amount (Rs)
1	Total Estimated cost of the 114 individual units(4 approved 101 proposed)as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 24,78,80,400.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 24,78,80,400.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 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)	0.00%

Table B**PLOTTED DEVELOPMENT PROJECT**

S.No.	Particulars	Amounts
1	Total Estimated cost of the of plots development w.r.t. Permission from Competent Authority. (based on the original Estimated cost)	₹ 2,20,62,677.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 0.00
3	Value of 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)	₹ 2,20,62,677.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 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%

Note :- There are total of 114 of which 4 Villas Have been sanctioned rest individual plans are to be sanctioned . Nine units are proposed to stay as plot only

Signature of Engineer

Name Usha Verma
Address
Aadhar No.
PAN No.