

ENGINEER'S CERTIFICATE

(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 'RUDRA SOLITAIRE' 2 No. of Building(s)/2 Block(s) of the Project comprising of 113 units out of which 56 units are 2 BHK and 56 units are 3BHK, 1 shop situated on the Khasra No/ Plot no ARAZI NO -10 & 11. Demarcated by its boundaries (latitude and longitude of the end points) 26.516361, 80.280926 to the North 26.515741, 80.280460 to the South to 26.516198, 80.281100 the East 26.515953, 80.280252 to the West of village KHEORA KACHHAR, KANPUR NAGAR, Competent/ Development authority KANPUR DEVELOPMENT AUTHORITY District KANPUR NAGAR PIN 208002 admeasuring 4000 sq.mts. Area being developed by Kanpur Infradevelopers LLP,

I/We AR.RAJIV BAJPAI have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 'RUDRA SOLITAIRE' 2 No. of Building(s)/2 Block(s) of the Project comprising of 113 units out of which 56 units are 2 BHK and 56 units are 3BHK, 1 shop situated on the Khasra No/ Plot no ARAZI NO -10 & 11. of village KHEORA KACHHAR, KANPUR NAGAR, Competent/ Development authority KANPUR DEVELOPMENT AUTHORITY District KANPUR NAGAR PIN 208002 admeasuring 4000 sq.mts. Area being developed by Kanpur Infradevelopers 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/Shri/Smt Mr. AR.RAJIV BAJPAI as Architect
- (ii) M/s/Shri/Smt NNC DESIGN INTRERNATIONAL as Structural Consultant
- (iii) M/s/Shri/Smt STELLAR INDIA as MEP Consultant
- (iv) M/s/Shri/Smt _Er. Arun Gupta 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, labor 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. 2258 LAC. (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 25/6/2022. is calculated at Rs. 17 Lac (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. 2241 LAC. (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 25/6/2022 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number 1&2 or called TOWER-01&02

(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) | Rs 2103 Lac |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | Rs 0 Lac |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | 0.0% |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | Rs 2103 Lac |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | Rs 0 |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | 0.0% |

(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 155 LAC |
| 2 | Cost incurred as on (based on the actual cost incurred as per records) | Rs 17 Lac |
| 3 | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | 1.1 % |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | Rs 138 Lac |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | Rs 0 |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | 1.1% |

(Enclose separate sheet for the cost calculations)

Signature of Engineer

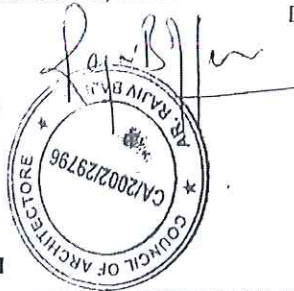
Name - SUNIL UPADHYAY
Address - A-102, LOTUS APPT. TASHKAND MARG, CIVIL LINES, PRAYAGRAH 211001
Aadhar No. - 9419 9725 1637
PAN No. - AAEPU6945N

SUNIL UPADHYAY

Annexure A

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

Yours Faithfully



AR. RAJIV BAJPAI

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect

(License NO - CA/02/29796)