



## Piyush Kumar Gupta

AMIE (Civil), Chartered Engineer

Construction Management & Valuation

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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

Date:- 19/05/2019

### ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of ROYAL GREENS HOUSING which includes 16 villas and 2 BLOCKS (Block A (T-1&2) and Block B (T-3&4) ,CLUB & SHOPS of the Project [UPRERA Registration Number TO BE APPLIED] situated on the Khasra No. 71,72,73,74 Demarcated by its boundaries (latitude and longitude of the end points) 28°49'31.6"N 78°42'43.2"E to the North 28°49'27.0"N 78°42'41.1"E to the South 28°49'31.2"N 78°42'43.8"E to the East 28°49'27.1"N 78°42'35.8"E to the West of village GRAM MANOHARPUR Tehsil Moradabad Competent/ Development authority MORADABAD DEVELOPMENT AUTHORITY District MORADABAD PIN 244001admeasuring 17103.52 sq.mts. area being developed by R & A REAL TECH LLP

I Piyush Kumar Gupta have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the of ROYAL GREENS HOUSING which includes 16 villas and 2 BLOCKS (Block A (T-1&2) and Block B (T-3&4) situated on the Khasra No. 71,72,73,74 village GRAM MANOHARPUR Tehsil Moradabad Competent/ Development

authority MORADABAD DEVELOPMENT AUTHORITY District MORADABAD PIN 244001admeasuring 17103.52 sq.mts. area being developed by R & A REAL TECH 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:

- M/s R.K. MALIK & ASSOCIATES as Architect
- Shri B.K. SINGH as Structural Consultant
- M/s U.S. CONSULTANTS as MEP Consultant
- Shri AMIT CHAUDHARY 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 ₹50,41,15,810 (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 18-05-2019 is calculated at ₹18,33,24,985 Percentage completion till date :- 36.37% (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 ₹32,07,90,825 (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 18-05-2019 date is as given in Tables A and B below :

**Table A**

Building/Wing/Tower bearing Number BLOCK A (T-1&2)

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)	₹25,98,34,910
2	Cost incurred as on Date	₹10,01,70,237
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	38.55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹15,96,64,673
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 (( Row 2 + Row 5) / ( Row 1 + Row 5) *100)	38.55%

Building/Wing/Tower bearing Number BLOCK B (T-3&4)

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)	₹9,48,62,432
2	Cost incurred as on Date	₹2,39,54,315
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	25.25%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹7,09,08,117
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 (( Row 2 + Row 5) / ( Row 1 + Row 5) *100)	25.25%

  
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Building/Wing/Tower bearing Number VILLAS (1 TO16)

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)	₹6,97,59,708
2	Cost incurred as on Date	₹4,95,33,382
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100	71.01%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹2,02,26,326
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 (( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	71.01%

Building/Wing/Tower bearing Number CLUB

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)	₹46,41,235
2	Cost incurred as on Date	₹0
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)	₹46,41,235
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 (( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.00%

Building/Wing/Tower bearing Number SHOPS

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)	₹9,53,334
2	Cost incurred as on Date	₹0
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)	₹9,53,334
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 (( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.00%

**TABLE B**  
Internal & External Development works and common amenities

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).	₹7,40,64,191
2	Cost incurred as on	₹96,67,051
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1) *100 )	13.05%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹6,43,97,140
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 (( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	13.05%

  
**PIYUSH KUMAR GUPTA**  
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Signature of Engineer

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