



**STRUCTURAL DESIGN
VALUATION (L & B) & ESTIMATION
ARCHITECTURAL & INTERIOR DESIGN
PROJECT MANAGEMENT**

ANKUR DUBEY DESIGN ASSOCIATES

FORM-REG-2

ENGINEER'S CERTIFICATE

Ref. no.	CC/LKO//2024/01	Date:05/07/2024
(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)		
Subject:	Certificate of Percentage of Completion of Development of Plots for Project Aashrayam - Phase 1 having coordinates latitude 26.74209 and longitude 81.07298 at village Beli, Tehsil- Mohanlalganj, Lucknow, Competent/ Development authority, Lucknow, District-lucknow, Uttar Pradesh-PIN 227125 admeasuring 90555 sq.mts. area being developed by M/s Agrasheel Infratech Private Limited.-910, 9th Floor, Mercantile House, K.G. Marg, Connaught Place, Central Delhi, New Delhi, Delhi, India, 110001	
	I/We Ankur Dubey Design Associates have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Development of Plots of the Project, situated on the village- Beli, tehsil - Mohanlalganj, lucknow development authority admeasuring 90555 sq.mts. area being developed by M/s Agrasheel Infratech 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: (i) Ar. Rajneesh Kumar as L.S. / Architect ; (ii) Er. Ankur Dubey as Structural Consultant (iii) Mr. Ajay as MEP Consultant (iv) Mr. Nitin Sharma 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. 23.81 Cr. (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 22/06/2024 is calculated at Rs. 0.49 Cr. (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. 23.32 Cr. (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 22/06/2024 date is as given in Tables A and B below : ANKUR DUBEY DESIGN ASSOCIATES Er. Ankur Dubey (B.Tech Civil Engg.) M.Tech (Structural Engineering) M.Sc. Valuation (Real Estate) Chartered Engineer, App. Valuer AM-161742-9	

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Table A

Building/Wing/Tower bearing Number N/A or called N/A

(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)

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 In cr.
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).	23.81
2	Cost incurred as on (based on the actual cost incurred as per records)	0.49
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.06%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	23.32
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)	2.06%

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Name	Ankur Dubey	
Address	St Xavier's Convent School, 2C Geeta Enclave Bank Colony, Radha Krishna Marg, Geeta Enclave, Mathura, Mathura, Uttar Pradesh, 281004	ANKUR DUBEY DESIGN ASSOCIATES Er. Ankur Dubey (B.Tech Civil Engg.) M.Tech (Structural Engineering) M.Sc. Valuation (Real Estate) Chartered Engineer, App. Valuer AM-181742-9
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