

TECHNO-ARCH GROUP

ARCHITECT, STRUCTURE DESIGNER, INTERIOR, VALUER

ENGINEER'S CERTIFICATE

FORM-R

(For The Purpose of Registration of Project)

Subject: Certificate of Percentage of Completion of Construction Work of PROJECT MANSAROVAR Having No. 172 of

Building(s)/Block(s) of the Phase of the Project [UPRERA Registration Number (TO BE APPLIED)] SITUATED AT KHASRA NO.- 1017m,1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026 K, 1026 KH,1028 K, 1028 KH,1082, 1086, 83, 84, 96,Etc. MAUJA-SATOKA ASGARPUR AND GIRDHARPUR, BEHIND SHRIJI SHIVASA ESTATE, LINK ROAD TEHSIL & DISTT. MATHURA. Owner's Name - M/S MAHARAJA REALTORS BY PARTNERS Shri Harendra Pratap Singh S/o Shri Maharaj Singh, R/o Village Pali Dunga Sonkh Road, Mathura, Present R/o Maharaja House 106,107&108, Anandlok, Goverdhan Road Mathura. Demarcated by its boundaries : 27°29'27.7"N 77°37'47.9"E, 27°29'17.3"N 77°37'47.7"E (latitude and longitude of the end points) to the North, to the South, to the East, to the West of village SATOKA ASGARPUR AND GIRDHARPUR, Tehsil MATHURA, Competent/ Development authority - Mathura Vrindavan Development Authority, District - Mathura, PIN - 281004, admeasuring 62416.01 sq.mts. (as/map) & 63416.01 sq.mts.(as/site) area being developed by MAHARAJA REALTORS.

I/We M C GARG (Techno Arch Group) have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the project "MAHARAJA MANSAROVAR" 172 plots/villas of Phase of the Project, situated on the Khasra No/ Plot no 1017m,1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026 K, 1026 KH,1028 K, 1028 KH,1082, 1086, 83, 84, 96,Etc of village SATOKA ASGARPUR AND GIRDHARPUR, tehsil MATHURA, competent/ development authority Mathura Vrindavan Development Authority, District MATHURA, PIN - 281004, admeasuring 62416.01 sq.mts.(as/map) & 63416.01 sq.mts.(as/site) area being developed by MAHARAJA REALTORS.

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/Shri/Smt Eng. M C GARG as Structural Consultant
- M/s/Shri/Smt JANARDHAN SINGH as MEP Consultant
- M/s/Shri/Smt HARENDER as Site Supervisor

2. The project is new. 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. 5294 LAKHS (Including Land Cost) (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

4. The estimated actual cost incurred till date 31/05/22 is calculated at Rs. 300 LAKHS (including land cost) (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. 4994 Lakhs (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 31/05/22 date is as given in Tables A and B below :

Table A
Plots/Villas

(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. 5294 Lakhs


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2	Cost incurred as on 31.5.22 (Based on the actual cost incurred as per records)	Rs. 300
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	5.67%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 4994
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA
(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 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.1455 Lakhs
2	Cost incurred as on (based on the actual cost incurred as per records)	NIL
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NA
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name M C GARG

Address S/31, opp Corporation Bank, Chhatrapati Shivaji Maharaj

Aadhar No. 872777606155

PAN No. ARUPG5278M

M.C. GARG

B.Sc., M.I.E., FIV.,

CHARTERED CIVIL ENGR.

APPROVED VALUER

FIV -2754

CAT - 1/178/1999

Annexure A

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

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MAHARAJA REALTORS

Project: MAHARAJA MANSAROVAR

SCHEDULE FORMING PART OF CERTIFICATE

	Amount (in Rs.)
Cost incurred till 31.5.22	
MVDA Approval Charges	8088908.00
Project Consultancy	102000.00
BRICKS	3705000.00
Cement	7290078.27
Iron & Steel	5789235.50
Sanitary Pipe	160001.40
HARDWARE	183839.53
Dust & Stone	4263290.10
Electric Goods	421057.51
Total	30003410.31


J. K. GARG
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APPROVED VALUER
NO. 2754
DATE - 1/17/1999