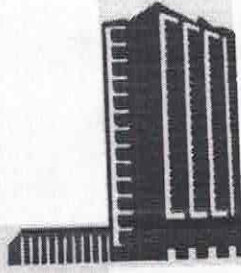


Er. SANJIV SHARMA

B. Tech. (Civil) IIT BHU, M. Tech (Structure)
Chartered Engineer Reg. No. F-1268119
Regd. Valuer Income Tax CAT-1/185/1999
Fellow Institute of Valuer Reg. No. F-6420
REGD. VALUER IBB/RV/02/2019/11137
Panel Valuer : Central Bank, Indian Bank,
PNB, Bank of Maharashtra



STAMBHA VASTUSHILP

PLANNERS, STRUCTURAL ENGINEERS
REGISTERED VALUERS AND BUILDING PROJECT ADVISORS

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FORM-REG 02

dt. 25.04.2022

ENGINEER'S CERTIFICATE

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account) **108 shops**

Certificate of Percentage of Completion of Construction Work of 1 Tower of the Project "Ekta Raj Arcade" [UPRERA NO. A/F] situated on Khasra No/ Plot no Commercial Plot Sector-C-1 Shastripuram, Agra Demarcated by its boundaries 27.104500 77.558000 (latitude and longitude of the end points) to the North to the South to the East to the West of village- NA; Tehsil- Agra; Competent/Development authority- Agra Development authority; District - Agra; PIN _____ admeasuring 2486.41 sq.mts. area being developed by Ashok Kumar & Others.

I/We _____ have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of 1 Tower of the Project "Ekta Raj Arcade" [UPRERA NO. A/F] situated on Khasra No/ Plot no Commercial Plot Sector-C-1 Shastripuram, Agra Demarcated by its boundaries 27.104500 77.558000 (latitude and longitude of the end points) to the North to the South to the East to the West of village- NA; Tehsil- Agra; Competent/Development authority- Agra Development authority; District - Agra; PIN _____ admeasuring 2486.41 sq.mts. area being developed by Ashok Kumar & Others.

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.

- Following technical professionals were consulted by me for verification /for certification
(i) Ar. Gaurav Sharma C/o M/S Mandala Architects as Architect
(ii) Er. Sanjiv Sharma C/o M/s Stambha Vastushilp as Structural Consultant
(iii) M/s R.S. Consultant as MEP Consultant
(iv) Mr. Manish as Site Supervisor

2. 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. 991.50 Lakhs (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 i.e. 31.03.2022 is calculated at Rs. 0 Lakhs (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. 991.50 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 31.03.2022 date is as given in Tables A and B below :

Sanjiv Sharma

SANJIV SHARMA

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Table A1
Building/Wing/Tower - A

| S.No. | Particulars | Amounts in Lakhs |
|-------|--|------------------|
| 1 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 700.00 |
| 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) | 700.00 |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost | 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

Internal & External Development works and common amenities

| S.No. | Particulars | Amounts in Lakhs |
|-------|---|------------------|
| 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). | 291.50 |
| 2 | Cost incurred as on (based on the actual cost incurred as per records) | 0.00 |
| 3 | 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) | 291.50 |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost | 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% |

Signature of Engineer
Name Sanjiv Sharma
Address 57, Jaipur House Market, Agra-10
Aadhar 288339537461
PAN No ABLPS5882E

Sanjiv Sharma
SANJIV SHARMA
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