

SHREENATHJI DWELLINGS LLP

D-59/44-A, RATHYATRA MAHMOORGANJ MAIN ROAD, VARANASI-221010

FORM-R

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 VINAYAK PLATINA- Phase 1- Block B & C No. of Building(s)/ 2 Block(s) of the 1st Phase of the Project [UPRERA Registration Number UPRERAPRJ3581] situated on the Khasra No/ Plot no 557, 557/617, 561 Demarcated by its boundaries (latitude and longitude of the end points) LAT-25.306958, LONG-82.986878 to the North LAT-25.306127, LONG-82.985242 to the South LAT-25.306548, LONG-82.986915 to the East LAT-25.306995, LONG-82.985617 to the West of village Mauza Shivpurwa, Pargana Dehat Amanat, Ward Dashaswamedh Tehsil Varanasi Competent/ Development authority VARANASI DEVELOPMENT AUTHORITY District VARANASI PIN 221010 admeasuring 8220 sq.mts. area being developed by SHREENATHJI DWELLINGS LLP

I/We Ravi Shankar Tiwari have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the VINAYAK PLATINA- Phase 1- Block B & C Building(s)/ 2 Block/ Tower (s) of 1st Phase of the Project, situated on the Khasra No/ Plot no 557, 557/617, 561 of village Mauza Shivpurwa, Pargana Dehat Amanat, Ward Dashaswamedh tehsil Varanasi competent/ development authority VARANASI DEVELOPMENT AUTHORITY District VARANASI PIN 221010 admeasuring 8220 sq.mts. area being developed by SHREENATHJI DWELLINGS 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) Shri B.J. Irani as L.S. / Architect ;
- (ii) Shri Satish C. Dhupelia as Structural Consultant
- (iii) Shri Praful Naik & S.C. Mistry as MEP Consultant
- (iv) Shri S.P. Tiwari 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. 4800 Lacs (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 31.03.2018 is calculated at Rs. 2797 Lacs (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.

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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. 2003 Lacs (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 31.03.2018 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number Block B & C or called VINAYAK PLATINA- Phase 1- Block B & C

(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. 2880 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 2597 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	90%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 283
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 $(1*100)/(2+5)$	90%
(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. 1920 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 200 Lacs
3	Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	10%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 1720 Lacs

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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 $(1*100)/(2+5)$)	10%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer



Name

Ravi Shankar Tiwari

Address

Vill. Manapur, Chhateri, Post Thatra, Distt. Varanasi

Aadhar No.

789090724054

PAN No.

ADCPT0480G

(License No. 001014..... of Authority B.T.E. U.P.)

Annexure A

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