

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 Two No. of Building(s)/Residential Block(s) of Block B & C the First Phase of the Project Ratan galaxy[UPRERA Registration UPRERAPRJ8949] situated on the Khasra No/ Plot no G H 1 & 2

Demarcated by its boundaries (latitude and longitude of the end points) 26.764448 to the North 80.968787 to the South 26.763880 to the East 80.968808 to the West of village Sector 12 Vrindavan Yojna Tehsil Lucknow Competent/ Development authority Lucknow District Lucknow PIN 226016 admeasuring 10110.00 sq.mts. area being developed by [Promotor's Name]Ratan Housing Development Ltd.

I/We Pankaj Bajaj have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Ratan Galaxy Building(s)/Residential Block/ Tower (s) of First Phase of the Project, situated on the Khasra No/ Plot no G H 1 & 2

of village Sector 12 Vrindavan Yojna tehsil Lucknow competent/ development authority Lucknow District Lucknow PIN 226016 admeasuring 10110.00 sq.mts. area being developed by [Promotor's Name] Ratan Housing Development 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) M/s/Shri/Smt Jitendra Bhatiya Architect
- (ii) M/s/Shri/Smt Irshad Ahmad as Structural Consultant
- (iii) M/s/Shri/Smt N / A as MEP Consultant
- (iv) M/s/Shri/Smt Sunil Singh 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.602124563.00 (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 is calculated at Rs. 461445283.00 (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. 140679280.00 (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 15/06/2018 date is as given in Tables A and B below :

Pankaj Bajaj

Table A

Building/Wing/Tower bearing Number _____ or called Ratan Galaxy (Phase 1) Block 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, 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)	292422642
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	236862340
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	81.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	55560302
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A1

Building/Wing/Tower bearing Number _____ or called Ratan Galaxy (Phase 1) Block B

(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, 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)	224218623
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	168163967
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	75%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	56054656
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

P. L. J. B. J.

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	85483298
2	Cost incurred as on (based on the actual cost incurred as per records)	56418976
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	66%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	29064322
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Pankaj Bajaj

Address

177/H-1/588 Pandu Nagar Kanpur

Aadhar No.

347602506254

PAN No.

AEZPB8843F

(License No N/A

of Authority.....)