

**VALUER, PLANNER, ARCHITECTURAL & STRUCTURAL CONSULTANT**

Date : 26.11.2018

**FORM-R**

**ENGINEER'S CERTIFICATE**

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

**Certificate of Percentage of Completion of Construction Work of SWASTIK AMARAVATI, having 2 Blocks of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no. 97kha, 98ka, 99ka Demarcated by its boundaries (latitude and longitude of the end points) to the North 25.251668°N, to the West 83.038666°E, to the South 25.250338°N, to the East 83.039315°E, of village Tengra, Tehsil Sadar Competent/ Development Authority Varanasi District Varanasi PIN 221008 admeasuring 15,026.46 sq.mts. area being developed by SWASTIK AMARAVATI LLP (promoted by SWASTIK CITY CITY PLANNERS PVT. LTD.)**

I/We SANJAY MISHRA have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the SWASTIK AMARAVATI having 2 Blocks/ Towers in the Project, situated on the Khasra No/ Plot no 97kha, 98ka, 99ka of village TENGRA tehsil SADAR competent/ development authority VARANASI District VARANASI PIN 221008 admeasuring 15,026.46 sq.mts. area being developed by SWASTIK AMARAVATI LLP (promoted by SWASTIK CITY CITY PLANNERS 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 are appointed by owner / Promotor :-

- (i) M/s VIJAY GUPTA ARCHITECTS as L.S. / Architect ;
- (ii) M/s CE CON ENGG as Structural Consultant
- (iii) Shri R. K. GUPTA as MEP Consultant
- (iv) Shri ASHOK YADAV 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. 21,32,56,000/- (Total of S.No. 1 in Tables A1, A2 and B) including cost of development or 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 26-11-2018 is calculated at Rs. 2,70,00,000/- (Total of S. No. 2 in Tables A1, A2 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. 18,62,56,000/- (Total of S.No. 4 in Tables A1, A2 and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 26-11-2018 date is as given in Tables A1, A2 and B below :



# Er. SANJAY MISHRA

B.E.(Civil), MIE, FIV.

Chartered Engineer & Approved Valuer

Registered Valuer of Income Tax & Wealth Tax (U/S 34 AB)

Office

**SANJAY ASSOCIATES**

B-32/32-212, SAKET NAGAR

P.O.-B.H.U., VARANASI-221005

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**Table A-1**

Building/Wing/Tower bearing Number **1** or called **BLOCK-1**

(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 (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	17,74,03,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,47,50,000
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	13.95%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	15,26,53,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0%

**Table A-2**

Building/Wing/Tower bearing Number **2** or called **BLOCK-2**

(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.)

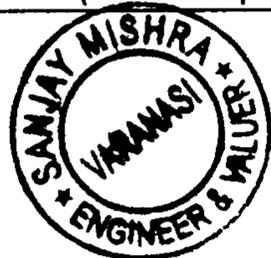
S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1,33,53,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	-
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,33,53,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0%

**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 (Rs.)
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).	2,25,00,000
2	Cost incurred as on (based on the actual cost incurred as per records)	22,50,000
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	10%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2,02,50,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / (Row 1 + Row 5) *100 )	0%

(Enclose separate sheet for the cost calculations)



Signature of Engineer

Name: SANJAY MISHRA

Address: B-32/32-212, SAKET NAGAR, VARANASI - 221005

Aadhar No. 9884 1246 5188

PAN No. AMJPM1316Q