



SANFRAN DEVELOPER PVT. LTD.
DELIVERING A BETTER FUTURE
AN ISO 9001:2008 CERTIFIED CO.

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(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 Sanfran Estate No. of Villas and commercial of the Phase of the Project [UPRERA Registration Number] situated on the Khasra No. 2899,2900,2908/1,2908/2, 2910, 2911,2912, 2913, 2914, 2915, 2916, 2917, 2918,2919, 2920 & 2923 Demarcated by its boundaries (latitude and longitude of the end points) 26°46'45" N 81°02'59" E to the North 26°46'52" N 81°02'59" E to the South 26°46'52" N 81°02'59" E to the East 26°46'52" N 81°02'59" E to the West of village Bakkas, Tehsil Mohanlalganj, District Lucknow, Development Authority - Lucknow Development Authority District Uttar Pradesh PIN 226002 admeasuring 10126.98 sq.mts. area being developed by Sanfran Developer Pvt. Ltd.

I/We Rajan Mishra have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 58 villas and commercial Building of the Project, situated on the Khasra No. 2899,2900,2908/1, 2908/2, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920 & 2923 of village Bakkas, Tehsil Mohanlalganj, District Lucknow, Development Authority - Lucknow Development Authority District Uttar Pradesh PIN 226002 admeasuring 10126.98 sq.mts. area being developed by Sanfran Developer 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 were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Mr. Jayesh Sagar as Architect
- (ii) M/s/Shri/Smt Mr. Adebeg Beg as Structural Consultant
- (iii) M/s/Shri/Smt Mr. D.S Rawat as MEP Consultant
- (iv) M/s/Shri/SmtMr. J.P. Pandey 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. 45 cr. (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 21.06.19 is calculated at Rs.3.70 cr. (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. 41.30 cr. (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 2024 date is as given in Tables A and B below :

CIN - U70102DL2011PTC249829

Head Office : 143, First Floor, Tribhuvan Complex, Ishwar Nagar, Mathura Road, New Delhi-110065 Ph: 011-42603019
Site Office : Sanfran Ashok City, Kanpur Gwalior Bypass Road, Jhansi (U.P.)-284001

website : www.sanfrangroup.com

Table A

Building/Wing/Tower bearing Number _____ or called Villa

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. 42.20
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 3.20
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	7.50%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 39.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	7.50%
(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. 2.80
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 0.50
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	17.80%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 2.30
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N.A
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	17.80%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Rajan Mishra

Address 70, First Floor, Near Mustara Railway station, Green Home City, Mery, Jhansi

Aadhar No. 222819683571

PAN No. BUFPM1225D

