



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

FORM -R

ENGINEER'S CERTIFICATE

PROJECT NAME: KESHAV MAJESTIC (PHASE-4)

PROMOTER RERA REG. NO. - UPRERAPRM38515

PROJECT RERA REG NO. - Applied For

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

No: MCSPL/RERA/KM/EC/56

Date: 04.12.2025

Subject : Certificate of amount incurred on [Project Name: Keshav Majestic -Phase-4] for Development of land situated on Khasra no. 83, demarcated by its boundaries (latitude: 27.585317 and longitude: 77.659592 of the end-points) to the North, to the South, to the East to the West of Village: Mauza -Sunrakh Bangar, Vrindavan, Tehsil- Mathura, Mathura Vrindavan Development Authority, District- Mathura , PIN -281121, admeasuring 6129.00 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515, Designated A/C No. 120032646139, Bank Name: CANARA BANK.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) Modcon Creative Sketchers Pvt. Ltd. (Ar. Surbhi Sharma) as Architect**
- (ii) Modcon Creative Sketchers Pvt. Ltd. (Daya Shanker Sharma) as Structural Consultant**
- (iii) Modcon Creative Sketchers Pvt. Ltd. (Daya Shanker Sharma) as MEP Consultant**
- (iv) Shri Pushendra Giri 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 Tower (C) 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 is given in following Table A and Table B: 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.

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(in Rs Lac)

Table - A

TOWER NAME-TOWER-C

1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	110	-	0%	-	-	0%
2	Total Number of Basement and Plinth	3,679	-	0%	-	-	0%
3	Total Number of Podiums	-	-	-	-	-	0%
4	Stilt Floor	916	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	15,792	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2,330	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	1,165	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	932	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	699	-	0%	-	-	0%
10	The external plumbing and external plaster, Wall and Wooden Painting elevation, completion of terraces with waterproofing of the building/Wing/Block/ Tower, Overhead and Underground Water Tanks	1,398	-	0%	-	-	0%

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11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1,631	-	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	433	-	0%	-	-	0%
TOTAL		29,086	-	0%	-	-	0%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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Table - B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Internal Roads & Footpaths	199	-	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	11	-	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	19	-	0%	-	-	0%
4	Storm Water Drain	38	-	0%	-	-	0%
5	Landscaping & Tree Planting	26	-	0%	-	-	0%
6	Street Lighting	30	-	0%	-	-	0%
7	Community Buildings	NA	-	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	NA	-	0%	-	-	0%
9	Solid Waste Management & Disposal	NA	-	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	9	-	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	NA	-	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	NA	-	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	171	-	0%	-	-	0%
14	Receiving Station	NA	-	0%	-	-	0%

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15	Plan of Development Works	NA	-	0%	-	-	0%
16	Emergency Evacuation Services	8	-	0%	-	-	0%
17	Common Facilities in Basement	10	-	0%	-	-	0%
18	Others, if any (please specify)	NA	-	0%	-	-	0%
	TOTAL	520	-	0%	-	-	0%

3. We estimate the Total Cost for completion of the project under reference as Rs. 29,606 Lakh (Total of column no. 3 in Tables A and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till is Nil (Total of column no. 7 in Tables A and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is 0% as per Table-A

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is 0% detailed in the Table-B.

Yours Faithfully

Er. Daya Shanker Sharma

BE (Honors), MBA(Finance), M-Tech (Structure),
Chartered Engineer, Chartered Structure Engineer,
Govt. Approved Valuer CAT-I/02/2015-16, FIV (F-23555),
MIE (M-1464234), MICE (M-30060), MISE (LM-143), FIPHE (LF-718).

Signature of Engineer

Name Daya Shankar Sharma

Address G-6, KAVERI SECTOR,
SANJAY PLACE, AGRA-282002.

Aadhar No. 788907687586

PAN No. AGDPS2362Q

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