



KULBHUSHAN MITTAL & ASSOCIATES

- Architects • Engineers • Structure Designer
- Planner • Valuer

Approved Panel Valuer :
Union Bank of India
Nainital Bank Ltd.
Punjab National Bank
DCB Bank Limited

Er. Kulbhushan Mittal

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

AM085420-7

Chartered Engineer

Approved Engineer
Govt. Approved valuer
MRT/CAT-1/25/2006-07/V1438

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 Development Work of the Project "Somdutt Enclave" situated at Khasra Nos. 63/2, 64, 65/1 and 65/2 of Village Sarai Kazi, Tehsil and District Meerut, PIN: 250004, demarcated by its boundaries (latitude and longitude of the end points) 28°57'1.82"N, 77°45'7.95"E to the North and 28°56'53.65"N 77°45'10.01"E to the South, Competent/ Development Authority: Meerut Development Authority, admeasuring 26448 sq.mts. (approx.) area being developed by M/s Shiva Enterprises.

We, **Kulbhushan Mittal & Associates**, have undertaken assignment as Project Engineer for certifying the Percentage of Completion Work of the "Somdutt Enclave" situated on the Khasra Nos. 63/2, 64, 65/1 and 65/2 of Village Sarai Kazi, Tehsil and District Meerut, admeasuring 26448 sq.mts. (approx.), Competent Authority: Meerut Development Authority, area being developed by M/s Shiva Enterprises.

This is to certify that we have undertaken the assignment of certifying the 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:

- M/s/Shri/Smt Rajat Bhattar as Architect
- M/s/Shri/Smt _____ as Structural Consultant
- M/s/Shri/Smt _____ as MEP Consultant
- M/s/Shri/Smt _____ 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 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. **211 Lakhs** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of the Project is with reference to the Civil, MEP and allied works required to be completed for obtaining Completion Certificate for the Real Estate Project from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date **30/11/2022** is calculated at Rs. **13 Lakhs** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on the 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. **198 Lakhs** (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 **30/11/2022** is as given in Tables A and B below :



Head Office : 110, Citi Center, Begun Bridge Road, Meerut-250001

Branch Office : 264, Air Force Naval Officers Enclave, Sector 07, Plot 11, Dwarka New Delhi-110075

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TABLE 'A'Building/Wing/Tower bearing Number N/A or called N/A

(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)	N/A
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N/A
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N/A
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N/A
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)	N/A
(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. 211 Lacs
2	Cost incurred as on 30.11.2022 (based on the actual cost incurred as per records)	Rs. 13 Lacs
3	Work done in Percentage [as Percentage of the estimated cost (Row 2 / Row 1) *100]	6.16%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1 - 2)	Rs. 198 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Not Estimated
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items [(Row 2 + Row 5) / (Row 1 + Row 5) *100]	6.16%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Er. KUL BHUSHAN MITTAL

Address

110, CITI CENTRE, BEGUM BRIDGE ROAD, MEERUT

Aadhar No.

8939 7581 3311

PAN No.

AASPM9498C



Annexure A (enclosed)

Annexure A

(which were not part of the original Estimate of Total Cost)

- 1
- 2
- 3
- 4
- 5