



# RADHA KRISHNA & ASSOCIATES

Structural Designing \* Valuation \* Planning \* Supervision

**Krishna Pratap Singh**

BE Civil, MIE (India) FIV, Chartered Engineer

Registered Valuer for Income Tax and W. Tax

Registration No.: 01/Varanasi/2001-2002

An ISO 9001:2015 Certified Venture



Office :

D. 63/1-11, Govind Nagar,  
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Approved Valuer for - \* Bank of India \* Punjab National Bank \* State Bank of India \* P.N.B. Housing \* Syndicate Bank \* Dhanlaxmi Bank  
\* Bank of Maharashtra \* Kashi Gomti Samyut Gramin Bank \* Oriental Bank of Commerce \* Union Bank of India  
\* B.P.C.L. \* I.D.B.I. Bank \* Mahindra and Mahindra Financial Services Limited \* Tata Housing Finance Limited

## 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 RUDRANSH PURUSHOTTAM No. of Building(s) / 1 Block(s) of the 1 Phase of project (UPRERA Registration Number- ID19765 ) Situated on Khasra No./ Plot no. 445 Demarcated by its boundaries ( Latitude and longitude of the end points) 25\*17'28" to the North 25\*17'25" to the South 82\*58'15" to the East 82\*58'13" to the West of village KAKARMATTA, Tehsil VARANASI Competent/ Development authority VARANASI District VARANASI Pin 221009 admeasuring 2231.60 sq.mts. Area being developed by (Promoter's Name)

I/We Krishna Pratap Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **Rudransh Purushottam** building(s)/ 1 Block/ Tower(s) 1 Phase of the Project, situated on the Khasra no. 445 of village KAKARMATTA Tehsil VARANASI Competent/ Development authority VARANASI District VARANASI Pin 221009 admeasuring 2231.60 sq.mts. Area being developed by (Promoter's Name)

**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 cost:-
  - (i) M/s/Shri/Smt. KISHORE KAPOOR as Architect
  - (ii) M/s/Shri/Smt. KRISHNA PRATAP SINGH as Structural consultant
  - (iii) M/s/Shri/Smt. As MEP Consultant
  - (iv) M/s/Shri/Smt. P.N. 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 Buildings 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. 1100 Lacs. (Total of S.No. 1 in Tables A and B) including cost of development of common



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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 10.12.2019 is calculated at Rs. 126.50 Lacs (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. 973.50 Lacs (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 31.12.2023 date is as given in Tables A and B below:-

### Table A

Building / Wing/ Tower bearing Number 1 or called **Rudransh Purushottam**  
(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, A 3 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)	Rs. 1012.00 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 116.50 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost)(Row 2/ Row 1 )*100)	11.51 %
4	Balance Cost to be incurred ( Based on Estimated Cost) (1-2)	Rs. 895.50 Lacs
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 ((Row 2 + Row 5)/( Row 1 + Row 5)*100)	11.51 %

(Enclose separate sheets for the cost calculations for each unit/ building or tower)



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## 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 & External Development works including common amenities and facilities in the layout as on date Permission from Competent Authority. (based on the original Estimated cost)	Rs. 88.00 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 10.00 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost)(Row 2/ Row 1)*100)	11.36 %
4	Balance Cost to be incurred ( Based on Estimated Cost) (1-2)	Rs. 78.00 Lacs
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs. <del>          </del>
6	Work done in percentage ( as Percentage of Estimated Cost plus additional/ Extra items ((Row 2 + Row 5)/( Row 1 + Row 5)*100)	11.36 %

(Enclose separate sheets for the cost calculations )

Signature of Engineer

Name: - Krishna Pratap Singh

Address: - D 63/1-11, Govind Nagar, Beside Radha Market,  
Mahmoorganj, Varanasi-221010

Aadhar No.: 347494966798

PAN No.:- AMZPS6090B



## Annexure-A

List of Extra / Additional items executed with Cost

(Which were not parts of the original Estimate of Total Cost)