



# KULBHUSHAN MITTAL & ASSOCIATES

- Architects • Engineers • Structure Designer
- Planner • Valuer

Approved Panel Valuer :  
Oriental Bank of Commerce  
Nainital Bank Ltd.  
Punjab National Bank  
Andhra Bank

**Er. Kulbhushan Mittal**

B.E. (Civil), MIE (India)  
**AM085420-7**  
Chartered Engineer

Approved Engineer for  
**Meerut Development Authority**  
Govt. Approved valuer  
MRT/CAT-1/25/2006-07/V1438

**110, CITI CENTRE, BEGUM BRIDGE ROAD, MEERUT - 250 001**

E-mail : kbmittal@gmail.com

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 Development and Construction Work of 72 No. Plots and 11 No. Houses of the Project SARASWATI SAGAR [UPRERA Registration Number UPRERAPRJ 6064] situated on the Khasra No 242 PART AND 243 nad Houses on Plot no 28, 29 AND 31, 32, 33, 34, 35, 36, 37, 38, 39 Demarcated by its boundaries (latitude and longitude of the end points) 28.59'40.5924" to the North 28.994609 to the South 77.46'12.3924" to the East 77.770109 to the West of village ABDULLAPUR Tehsil MEERUT Competent/ Development authority MEERUT DEVELOPMENT AUTHORITY District MEERUT PIN 250103 admeasuring 14430 sq.mts. area being developed by [Promotor's Name] M/S SARASWATI SAGAR, MEERUT

I/We K.B. Mittal have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of 72 No. Plots and 11 No. Houses of the Project SARASWATI SAGAR [UPRERA Registration Number UPRERAPRJ 6064] situated on the Khasra No 242 PART AND 243 nad Houses on Plot no 28, 29 AND 31, 32, 33, 34, 35, 36, 37, 38, 39 of village ABDULLAPUR Tehsil MEERUT Competent/ Development authority MEERUT DEVELOPMENT AUTHORITY District MEERUT PIN 250103 admeasuring 14430 sq.mts. area being developed by [Promotor's Name] M/S SARASWATI SAGAR, MEERUT.

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:

- M/s/Shri Anil Sabharwal as Architect
- M/s/Shri Kulbhushan Mittal as Structural Consultant
- M/s/Shri/Smt \_\_\_\_\_ as MEP Consultant
- M/s/Shri Dev Raj 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 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.



**KULBHUSHAN MITTAL & ASSOCIATES**

- Architects • Engineers • Structure Designer
- Planner • Valuer

Approved Panel Valuer :  
 Oriental Bank of Commerce  
 Nainital Bank Ltd.  
 Punjab National Bank  
 Andhra Bank

**Er. Kulbhushan Mittal**

B.E. (Civil), MIE (India)  
 AM085420-7  
 Chartered Engineer

Approved Engineer for  
 Meerut Development Authority  
 Govt. Approved valuer  
 MRT/CAT-1/25/2006-07/V1438

**110, CITI CENTRE, BEGUM BRIDGE ROAD, MEERUT - 250 001**

E-mail : kbmittal@gmail.com

3. We estimate the Total Cost for completion of the project under reference as Rs. 34284618/- (11135868/- + 23148750/-) (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 implemented.

4. The estimated actual cost incurred till date 31.03.2018 is calculated at Rs. 31862707/- ( 10302050/- + 21560657/-) (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

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date 31.03.2018 is as given in Tables A and B below :

**Table A**

Building/Wing/Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_

(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)	Rs. 11,135,868
2	Cost incurred as on Date 31.03.2018 (Based on the actual cost incurred as per	Rs. 10,302,050
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 /	92.51%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 833,818
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs. 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	92.51%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		





**KULBHUSHAN MITTAL & ASSOCIATES**

- Architects • Engineers • Structure Designer
- Planner • Valuer

Approved Panel Valuer :  
 Oriental Bank of Commerce  
 Nainital Bank Ltd.  
 Punjab National Bank  
 Andhra Bank

**Er. Kulbhushan Mittal**

B.E. (Civil), MIE (India)  
**AM085420-7**  
 Chartered Engineer

Approved Engineer for  
**Meerut Development Authority**  
 Govt. Approved valuer  
 MRT/CAT-1/25/2006-07/V1438

**110, CITI CENTRE, BEGUM BRIDGE ROAD, MEERUT - 250 001**

E-mail : kbmittal@gmail.com

**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. 23,148,750
2	Cost incurred as on 31.03.2018 (based on the actual cost incurred as per records)	Rs. 21,560,657
3	Work done in Percentage (as Percentage of the estimated cost) ( Row 2 / Row 1	93.14%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 1,588,093
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100 )	93.14%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

8939 7581 3311  
 AASPM9498C

