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ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
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FORM -R

ENGINEER'S CERTIFICATE

PROJECT NAME: SANSKAR CITY (PHASE-2)

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/58

Date: 04.01.2026

Subject : Certificate of amount incurred on [Project Name: Sanskar City -Phase-2] for Development of land situated on Plot No GH - 08 Rukamani Vihar, Vrindavan, Mathura demarcated by its boundaries (latitude: 27.577100 and longitude: 77.694800 of the end-points) to the North, to the South, to the East to the West of Village: Rukamani Vihar, Vrindavan, Mathura, Tehsil- Mathura, Mathura Vrindavan Development Authority, District- Mathura , PIN -281121, admeasuring 15929.00 SQM area, being developed by N. P. Infratech Pvt. Ltd.[Promoter] having RERA Registration No. APPLIED FOR, Designated A/C No. 50200117423918, Bank Name: HDFC BANK.

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

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(v) **Modcon Creative Sketchers Pvt. Ltd. (Ar. Surbhi Sharma) as Architect**

(vi) **Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Structural Consultant**

(vii) **Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as MEP Consultant**

Shri Pushpendra 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.

Table - A							
TOWER NAME-TOWER-A							
1	2	3	4	5	6	7	8
S.No	Task / Activity		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)

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1	Excavation	25.45	-	0%			
2	Total Number of Basement and Plinth	848.38	-	0%			
3	Total Number of Podiums	-					
4	Stilt Floor	211.13	-	0%			
5	Total Number of Slabs of Super Structure 14 Nos Floor	3,761.33	-	0%			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	537.33	-	0%			
7	Sanitary Fittings within the Flat/Premises,	268.67	-	0%			
8	Electrical Fitting within the Flat/Premises	214.93	-	0%			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	161.20	-	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	322.40	-	0%			
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.	376.13	-	0%			

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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.	99.94	-	0%			
	TOTAL	6,827	-	0%	-	-	0%
TOWER NAME-TOWER-C							
1	2		4	5	6	7	8
S.No	Task / Activity		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	16.95	-	0%			
2	Total Number of Basement and Plinth	565.07	-	0%			
3	Total Number of Podiums	-					
4	Stilt Floor	140.62	-	0%			
5	Total Number of Slabs of Super Structure 14 Nos Floor	#####	-	0%			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	357.89	-	0%			
7	Sanitary Fittings within the Flat/Premises,	178.95	-	0%			
8	Electrical Fitting within the	143.16	-	0%			

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	Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	107.37	-	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	214.74	-	0%			
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.	250.53	-	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.	66.57	-	0%			
	TOTAL	4,547	-	0%	-	-	0%

Table - B

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

							(in Rs Lac)
1	2		4	5	6	7	8

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S.No	Internal/External Development Work (Common Facilities)		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	104		0%			
2	Water Supply/Drinking Water Facilities	42		0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	47		0%			
4	Storm Water Drain	36		0%			
5	Landscaping & Tree Planting	13		0%			
6	Street Lighting	10		0%			
7	Community Buildings	-					
8	Treatment & Disposal of Sewage and Sullage water /STP	-					
9	Solid Waste Management & Disposal	8		0%			
10	Water Conservation, Rainwater Harvesting	26		0%			
11	Energy Management/Use of Renewable Energy	26		0%			
12	Fire Protection and Fire Safety Requirements	36		0%			
13	Electrical Sub Station, Control Panel & Meter Room	78		0%			
14	Receiving Station	-					
15	Plan of Development Works	-					
16	Emergency Evacuation Services	42		0%			
17	Common Facilities in Basement	26		0%			
18	Others, if any (please specify)	26		0%			
	TOTAL	520	-	0%	-	-	0%

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3. We estimate the Total Cost for completion of the project under reference as Rs. 11,894 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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