

ENGINEER'S CERTIFICATE

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

Subj Certificate of Percentage of Completion of Construction Work of 32 No. of Bungalow(s)/Ratan Planet
 ect: Block(s) of the First Phase of the Project Ratan Planet [UPRERA Registration Number UPRERAPRJ8467]
 situated on the Khasra No/ Plot no 3 M,10,11, 12, 13, 14, 26, 27, 28, 29 M, 32 M & 33
 Demarcated by its boundaries (latitude and longitude of the end points) 26.527562 to the North
 80.237401 to the South 26.527390 to the East 80.237575 to the West of village Naramau Bangar Tehsil
 Kanpur Competent/ Development authority Kanpur District Kanpur PIN 209217 admeasuring 9389.00
 sq.mts. area being developed by [Promotor's Name] Ratan Planet (AOP) Naramau

I/We Pankaj bajaj have undertaken assignment as Project Engineer for certifying Percentage of
 Completion Work of the Ratan Planet Building(s)/ Duplex Block/ Tower (s) of First Phase of the Project,
 situated on the Khasra No/ Plot no 3 M,10,11, 12, 13, 14, 26, 27, 28, 29 M, 32 M & 33
 of village Naramau Bangar tehsil Kanpur competent/ development authority Kanpur District Kanpur PIN
 209217 admeasuring 9389.00 sq.mts. area being developed by [Promotor's Name] Ratan Planet (AOP)
 Naramau

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:

- (i) M/s/Shri/Smt Pawan K Sawlani as Architect
- (ii) M/s/Shri/Smt Santosh Kumar Varshney as Structural Consultant
- (iii) M/s/Shri/Smt N/A as MEP Consultant
- (iv) M/s/Shri/Smt Mithlesh Chand Dubey 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.

3. We estimate the Total Cost for completion of the project under reference as Rs.149718400.00 (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.

Pankaj Bajaj

4. The estimated actual cost incurred till date 15/06/2018 is calculated at Rs.88066940 (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. 61651460 (Total of S.No. 4 in Tables A and B).

6. I Certified that the Cost of Civil MEP & Allied work for the aforesaid project Completed on 15.06.2018 is As given in Table A & B Below:

P. L. B.

Table A

Building/Wing/Tower bearing Number 32 No: (Bungalow) or called Ratann Planet

(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 121646200
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 68416400
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	56%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 53229800
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)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

P. K. B. Singh

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 28072200
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 19650540
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	8421660
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)	%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Pankaj Bajaj

Address

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Aadhar No.

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PAN No.

AEZPB8843F