

# Er. Nirmal Kishor

Chartered Engineer (Civil), Structural Engineer, IE (India)  
B.Tech in Civil Engineering, IEI (M-1692504)  
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FORM-'II'

## ENGINEER'S CERTIFICATE

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

Date:- 15/05/2024

**Subject:- Certificate of Percentage of Completion of construction & development Work for "Bhukhand No. CS-1, UPRERA Registration Number \_\_\_\_\_ situated at Block-L, Under Anand Vihar Awasiya Yojana, Hapur, Pin-245101, Uttar Pradesh. Demarcated by its boundaries East-Bhukhand No. 478 & 479 - 35.00 mtr., West-Authority Land - 35.00 mtr., North-12mtr wide Road - 23.30 mtr. And South-18mtr wide Road - 23.30 mtr., Competent/ Development authority "Hapur Pilkhuwa Development Authority" Preet Vihar, Delhi Road, Hapur Pin-245101, Uttar Pradesh, admeasuring 815.50 sqmt. Area being developed by "Hapur Pilkhuwa Development Authority".**

I, **Nirmal Kishor (Chartered Engineer)** have undertaken assignment of certifying Percentage of Completion Work of the above Project being developed by Promoter's "**Hapur Pilkhuwa Development Authority**".

1. Following technical professionals are appointed by Owner/ Promoter:-

- M/s/Shri/Smt **Pushp Kumar Sharma** as Architect;
- M/s/Shri/Smt **Nirmal Kishor** as Structural Consultant;
- M/s/Shri/Smt **Soni Consultants** as MEP Consultant;
- M/s/Shri/Smt **Sushil Tiwari** as Site Incharge/Supervisor.

2. The project is still ongoing. We have estimated the cost for the construction & development of the Civil, MEP and allied works of the above mentioned project. Our estimated cost calculations are based on the drawings/ plans/ information made available to us for the project under reference by the Promoter, Developer 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 construction/ development Cost for completion of the project under reference as Rs. 900/- Lacs only including cost of development of common facilities as provided by the promoter and sales estimated cost of the project under reference Rs. 1000/- Lacs only. 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 15/05/2024 is calculated at Rs. 300/- lacs only [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 construction & development cost of Completion of the Civil, MEP and Allied works of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 600/- lacs only.

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



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**TABLE - A**  
**(Bhukhand No. CS-1)**

S.No.	Particulars	Amounts (in Lacs)
1	Total initial estimated cost of the building/wing (Based on the Total Original Estimated Cost)	Rs 800/-
2	Actual Cost incurred as on 15/05/2024 (Based on the Original Estimated Cost)	Rs 300/-
3	Work Done in Percentage (as Percentage of the Total Estimated Cost )	37.5 %.
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs. 510/-
5	Cost incurred on Additional/ Extra Items (not included in the Estimated Cost)	N.A.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (S.No. 2+S.No. 5)/(S.No. 1+S.No. 5)*100 )	37.5 %.
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

**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 (in Lacs)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities (Based on the Total Original Estimated Cost)	Rs. 100/-
2	Actual Cost incurred as on 15/05/2024 (Based on the Original Estimated Cost)	Rs. 0/-
3	Work Done in Percentage (as Percentage of the Total Estimated Cost )	0%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs 100/-
5	Cost incurred on Additional/ Extra Items (not included in the Estimated Cost)	N.A.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (S.No. 2+S.No. 5)/(S.No. 1+S.No. 5)*100 )	0%
<b>(Enclose separate sheet for the cost calculations)</b>		

This certificate is issued on specific request of the Promoter M/s Hapur Pilkhuwa Development Authority for UPREERA Compliance & based on information/ drawings made available to us.

Signature of Chartered Engineer:

Name: Nirmal Kishor  
Aadhar: 480519708900  
PAN No: ATKPK3328G

