

# SANJAI KUMAR JAIN

B.E (CIVIL) F.I.V

GOVT. APPROVED & REGISTERED VALUER

OFFICE:-

12/483, Macrobers Ganj ,Kanpur

FORM-REG 02

MOBILE - 7348777888

CAT I/CCIT/KNP/213/2001

ENGINEER'S CERTIFICATE

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

\* GOVT. REGD.  
VALUERS

\* CONSULTING  
CIVIL ENGINEERS

\* STRUCTURAL  
ENGINEERS

\* LOSS  
ASSESSORS

\* PANEL  
VALUER OF  
ALLAHABAD  
BANK

\* PANEL  
VALUER OF  
BANK OF  
BARODA

\* PANEL  
VALUER OF  
ORIENTAL BANK  
OF COMMERCE

\* APPROVED BY  
MINISTRY OF  
FINANCE

\* FELLOW OF  
INSTITUTION OF  
VALUERS

\* APPROVED BY  
INCOME TAX

Certificate of Percentage of Completion of Development Work of Arazi No 370 Gram Singhpur Kachhar , Distt : Kanpur Nagar of the Project "Arpita Infinity" [UPRERA Registration Number-Applied For] situated on the Plot no 370, Singhpur, Kanpur demarcated by its boundaries latitude 26.542600 and longitude 80.254049 of the end-points, Tehsil Kanpur, Kanpur Development Authority, District Kanpur, PIN 208017, admeasuring 8682.70 sq. meter area, being developed by ABHISHEK KATIYAR & SHUSHIL KATIYAR.

I/We Sanjai Kumar Jain have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of 44 No. of Plot(s) of the Project "Arpita Infinity" [UPRERA Registration Number-Applied For] situated on the Plot no 370, Singhpur, Kanpur demarcated by its boundaries latitude 26.542600 and longitude 80.254049 of the end-points, Tehsil Kanpur, Kanpur Development Authority, District Kanpur, PIN 208017 , admeasuring 8682.70 sq. meter area, being developed by ABHISHEK KATIYAR & SHUSHIL KATIYAR.

**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**

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

(i)	M/s Vijai And Associates as Architect
(ii)	Shri Sanjai Kumar Jain as Structural Consultant
(iii)	Shri Rajeev Khandelwal as Site Supervisor

2. 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. 90 Lakhs (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 31.03.2024 is calculated at Rs. NIL (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. 90 Lakhs (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 31.03.2024 date is as given in Tables A and B below :

Building/Wing/Tower bearing Number - NA  
Table A

S.No.	Particulars	Amounts in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	NA
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NA
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	NA
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	NA



**TABLE B**  
Internal & External Development works and common amenities

S.No.	Particulars	Amounts in Lakhs
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).	90
2	Cost incurred as on 31.03.2021 (based on the actual cost incurred as per records)	0.00
3	Work done in Percentage (as Percentage of the estimated cost) ( Row 2 / Row 1 ) * 100 )	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	90
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	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 )	0.00%

Signature of Engineer



Name: Sanjay Kumar Jain  
Address: 12/483, Macroberts Ganj, Kanpur  
Aadhar No. 368187394709  
PAN No. ABPPJ9453L  
Date : 01.04.2024  
Place : Kanpur