

## ENGINEER'S CERTIFICATE

FORM-R

DATE: -01.04.2024

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

**Subject:** Certificate of Percentage of Completion of Construction Work of PURVANCHAL ROYAL ATLANTIS, ( Phase 1 of the entire MIXED LAND USE DEVELOPMENT) for construction of 01 Nos. of RESIDENTIAL block/building of the Residential Project | UPRERA Registration Number - Applied For], situated on the Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Tehsil: Mohanlalganj, Pin code: 226002 demarcated by its boundaries (26 48 16.98N 81 00 55.22E, 26 48 17.09N 81 00 56.22E, 26 48 17.58N 81 00 57.70E, 26 48 17.41N 81 00 57.85E, 26 48 14.30N 81 00 58.74E, 26 48 18.81N 81 00 59.25E, 26 48 17.18N 81 01 01.39E) to the North, to the south, to the East to the west of Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Pin code: 226002, admeasuring approx. 7068.44 sq.mts. ( A proportionate Undivided Land Area Utilized for 84.50 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1) out of Total Mixed Use Land area of 10,508 sqm ( One Undivided Mixed Use Land ) being developed by PURVANCHAL PROJECTS PRIVATE LIMITED in Residential Phase No. 1 known as PURVANCHAL ROYAL ATLANTIS.

I/We Hafiz Shakeel Ahmad Siddiqi have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the PURVANCHAL ROYAL ATLANTIS No. of Building(s)/01 Block(s) of the Project, situated on the khasra No/ Plot no F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Tehsil: Mohanlalganj, Pin code: 226002 competent/ development authority LUCKNOW DEVELOPMENT AUTHORITY, District Lucknow , PIN 226002 admeasuring approx. 7068.44 sq.mts. (A proportionate Undivided Land Area Utilized for 84.50 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1) out of Total Mixed Use Land area of 10,508 sqm ( One Undivided Mixed Use Land ) being developed by PURVANCHAL PROJECTS PRIVATE LIMITED

**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.**

- Following technical professionals were consulted by me for verification /for certification of the cost:
  - M/S Development Consultant as Architect
  - M/S NNC DESIGN INTERNATIONAL. as Structural Consultant
  - M/S New Growth Associates as Electrical, Sanitary , HVAC & Plumbing consultant
  - Mr. Vijay Kumar Rana as G.M.
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs.189,63,88,000.00 (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.
- The estimated actual cost incurred till date 31.03.2024 is calculated at Rs.00.00 (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.
- 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. 189,63,88,000.00 (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.03.2024 date is as given in Tables A and B below :

**H.S.A. SIDDIQI**  
**B.E. (Civil), M. Tech. (Envr. Engg.)**  
**G.M.**  
**PURVANCHAL PROJECTS PVT. LTD.**



**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. 1,61,19,29,800.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. -
3	Value of 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)	Rs. 1,61,19,29,800.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0
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
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

**TABLE B**

Internal &amp; 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. 28,44,58,200.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs -
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)	Rs 28,44,58,200.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs N/A
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
<b>(Enclose separate sheet for the cost calculations)</b>		
<b>Total Project cost Table (A + B)</b>		Rs <b>1,89,63,88,000.00</b>
<b>Overall percentage of work done</b>		<b>0.00%</b>

Signature of Engineer

Name

**H.S.A. SIDDIQI**  
**B.E. (Civil), M. Tech. (Enver. Engg.)**

Hafiz Shakeel Ahmad Siddiqi

Address

**G.M.**  
**B.E. (Civil), M.Tech. (Enver. Engg.)**

A-103, Sector 136, Noida

Aadhar No.

665038991901

PAN No.

AZCPS7311P

**Annexure A**List of Extra / Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)