



S. K. ENGINEERS

Subodh Kumar

274 A Hajiyapur Bareilly, U.P.

Mobile no. 6396119757

Latter no. SKE/21-22/AURA 001

Dated 3/01/2023

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Construction Work of Demarcation of 106 nos. Residential plots & 12 Commercial Plots of the Project [UPRERA Registration Number (Applied for)] situated on the JHM AURA Khasra no. 499 & 502P VIII. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin 243006

Demarcated by its boundaries (latitude 28.384509 and longitude 79.483393 of the end points) Drain JHM AURA Khasra no. 499 & 502P VIII. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin 243006 Bareilly Development authority District Bareilly PIN 243005 admeasuring 17562.42 sq.mts. area being developed by JHM Infrahomes Pvt. Ltd under consortlum agreement Dated 13/12/2022.

I/We Subodh kumar have undertaken assignment as Engineer/Licensed Surveyor of certifying Percentage of Work of the Demarcation of 106 nos. Residential plots, & 12 Commercial Plots of the Project, situated on the JHM AURA Khasra no. 499 & 502P VIII. Chandpur Bichpuri, Opp. GRM, Dohra Road, Bareilly, U.P. Pin 243006 Bareilly Development authority District Bareilly PIN 243005 admeasuring 17562.42 sq.mts. area being developed by JHM Infrahomes Pvt.Ltd.

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 AMIT KUMAR SHARMA as Architect
 - (ii) M/s/Shri/Smt as Structural Consultant
 - (iii) M/s/Shri/Smt NA as MEP Consultant
 - (iv) M/s/Shri/Smt 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 Development of the project under reference as **Rs. 650.00** Lakh (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 01/01/2023 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. (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 the 31/03/2022 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number NA or called **JHM AURA** (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)	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
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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 650.00 Lakh
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Nil
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Nil
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%
(Enclose separate sheet for the cost calculations)		

PROJECT COST

S.NO.	NAME OF ITEM	UNIT	RATE (IN LACS.)	AMOUNT
1.	BOUNDARY WALL	1104.00 Sq.Mtr		75.00
2.	SEWER LINE & MAIN HOLE COVER			50.00
3.	RAIN WATER HARVESTING	100 KL		70.00
4.	DRAIN COVER			40.00
5.	WATER SUPPLY PUMPS & LINES	100 KLD		40.00
6.	PARK DEVELOPMENT WITH AMENITIES			60.00

7.	CC ROAD & FOOTPATH			90.00
8.	ELECTRIC CONNECTION FEES TO UPPCL			40.00
9.	ELECTRIFICATION , STREET LIGHT			80.00
10.	MAIN GATES (12 Mtr. Wide)	1		20.00
11	SEWERAGE TREATMENT PLANT WITH CIVIL WORK	75KLD		40.00
	Total			605.00
	7.5% Escalation	17542 Cubic Mtr		45.00
	TOTAL			650.00

Subodh Kumar
Signature of Engineer

Name: Subodh Kumar

Address: 274 A Hajiyapur Bareilly, U.P. Mobile no. 6396119757

Aadhar No. 2633 9715 2906 PAN No. DSKPK2816R

Annexure A

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