



Ph. : 43565395
Fax : 23317377, Mobile : 9811047995
E-mail : pareshjauhri@hotmail.com

PARESH & ASSOCIATES

CONSULTING ENGINEERS & PROJECT MANAGERS

20, Central Lane, Babar Road,
New Delhi - 110001

Ref. No.

Dated DATE:27.12.2018

FORM-R

ENGINEER'S CERTIFICATE

(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 01 No. of Building(s)/ 02 Block(s) of the 1st Phase of the Project ROHIT HEIGHTS [UPRERAPRJ7694] situated on the Khasra No/Plot no 1/08, VARDAN KHAND, GOMTI NAGAR EXTENSION Demarcated by its boundaries (latitude and longitude of the end point(s) to the North (27°50'23.47" ; 81°00'32.05") to the South (26°50'21.62" ; 81°00'32.03") to the East (27°50'23.9" ; 81°00'33.50") to the West (26°50'22.77" ; 81°00'30.62") of Village --- Tehsil LUCKNOW Competent/ Development authority LDA District LUCKNOW PIN 226010 admeasuring 5252.80 sq.mts. area being developed by INDIA INFRAHITECH PVT. LTD.

I/We JSR DESIGN PVT. LTD. have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the ROHIT HEIGHTS Building(s)/ A & B Block/ Tower (s) of 1st Phase of the Project, situated on the Khasra No/ Plot no 1/08, VARDAN KHAND, GOMTI NAGAR EXTENSION of village --- tehsil LUCKNOW competent/ development authority LDA District LUCKNOW PIN 226010 admeasuring 5252.80 sq.mts. area being developed by INDIA INFRAHITECH 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 JSR DESIGN PVT. LTD. as L.S. / Architect ;
- (ii) M/s PARESH & ASSOCIATES as Structural Consultant ;
- (iii) M/s (a) ECMS as MEP Consultant ;
(b) BEHERA & ASSOCIATES as MEP Consultant ;
- (iv) Shri GIRISH SHARMA 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. 47.47 Cr.+ 17.97 Cr.(Land Cost) (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 31st December, 2018 is calculated at Rs. 11.12 Cr. + 17.97 Cr.(Land Cost) (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.36.35 Cr. (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 31st December, 2018 date is as given in Tables A and B below :

Consultant : **Er. Paresh Jauhri**

M. Tech.(Str.) IIT-D, B Tech (Civil) IIT - M, M.I.E., C.E.

For PARESH & ASSOCIATES
Paresh Jauhri

PROJECT NO.



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E-mail : pareshjauhri@hotmail.com

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Table A

Dated

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

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. 28.76 Cr.
2	Cost incurred as on Date (Based on the actual cost incurred as per records).	Rs. 11.12 Cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost).	38.66%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2).	Rs. 17.64 Cr.
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.	38.66%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

For PARESH & ASSOCIATES
Paresh Jauhri
Proprietor

Consultant : Er. Paresh Jauhri

M. Tech.(Str.) IIT-D, B Tech (Civil) IIT - M, M.I.E., C.E.



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TABLE B

Dated

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. 18.71 Cr.
2	Cost incurred as on (based on the actual cost incurred as per records) .	
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2).	
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2).	Rs. 18.71 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) .	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5).	

(Enclose separate sheet for the cost calculations)

For PARESH & ASSOCIATES


Signature of Engineer

Name
Address
Aadhar No.
PAN No.
(License No of Authority.....)

PARESH & ASSOCIATES
CONSULTING ENGINEERS &
PROJECT MANAGERS
20, CENTRAL LANE, BABAR ROAD,
NEW DELHI-110001, FAX : 23714943
PH : 23714945, 23319131, 23317150



Consultant : Er. Paresh Jauhari

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