



KEY STONE DEVELOPERS PVT. LTD.

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 Stellar Okas Golf View having 289 No. of Plots of the Phase of the Project [UPRERA APPLIED] situated on the Plot no GH-4 Sector H Pocket 1 Sushant Golf City Demarcated by its boundaries with latitude end points as 26°46'36.8"N 81°00'38.1"E and longitude end points as 26°46'24.7"N 81°00'38.5"E Tehsil Sarajini Nagar Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226030 admeasuring 73668.70 sq.mts. area being developed by Lucknow Golf View Pvt. Ltd.

I/We Devesh Kumar have undertaken assignment as Engineer of certifying Percentage of Completion Work of the Stellar Okas Golf View having 289 No. of Plots of the Phase of the Project, situated on the Plot no. GH-4 Sector H Pocket 1 Sushant Golf City Tehsil Sarajini Nagar Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226030 admeasuring 73668.70 sq.mts. area being developed by lucknow Golf View 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 are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt Dinesh Banyal Architect
- (ii) M/s/Shri/Smt N.A. as Structural Consultant
- (iii) M/s/Shri/Smt N.A. as MEP Consultant
- (iv) M/s/Shri/Smt Vivek Mishra 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. 14 cr (Total of S.No. 1 in Tables 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-Dec-2020 is calculated at Rs. 8.69 cr (Total of S. No. 2 in Tables 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. 5.31 cr (Total of S.No. 4 in Tables B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-Dec-2020 date is as given in Tables B below :

Principal Office : C-56/9, Sector-62, Noida - 201309, Distt. Gautam Budh Nagar (U.P.) INDIA

Tele. : 0120-4550250 E-Mail : keystonedeveloperspvtltd@gmail.com

Regd. Office : B-29, Sheikh Sarai, Phase-1, New Delhi-110017 Ph.: 011-41831920

CIN : U51109DL1997PTC084924



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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 Rs)
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).	140,000,000
2	Cost incurred as on (based on the actual cost incurred as per records)	86900000
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	62%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	53,100,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	62%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name DEVESH KUMAR

Address A 1203 EXPRESS PARK VIEW EAST SEC CHI 05 GREATER NOIDA

Aadhar No. 868677849450

PAN No. AUKPK0823F

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