

Er. SANJIV SHARMA

B. Tech. (Civil) IIT BHU, M. Tech (Structure)
Chartered Engineer Reg. No. F-1268119
Regd. Valuer Income Tax CAT-I/185/1999
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REGD. VALUER IBB/RV/02/2019/11137
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STAMBHA VASTUSHILP

FORM-R

PLANNERS, STRUCTURAL ENGINEERS
REGISTERED VALUERS AND BUILDING PROJECT ADVISORS
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ENGINEER'S CERTIFICATE

Subject:

Date : 16-10-2021

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

Certificate of Percentage of Completion of Development Work of Pushpanjali Seasons [UPRERA New Registration No. UPRERAPRJ13009] situated on the Khasra No./ Plot No. 82 (82A & 82M) Demarcated by its boundaries (latitude and longitude of the end points) 27.239213 to the North 78.002057 to the South 78.002057 to the East 78.002057 to the West of village Mauza-Jaganpur, Tehsil Agra Competent/ Development authority Agra District Agra PIN 282005 admeasuring 28300.00 sq.mtr.area, being developed by M/S Pushpanjali Constructions Pvt. Limited, Delhi Gate, Agra

STAMBHA VASTUSHILP (Er. Sanjiv Sharma) office-57, 58 Jaipur House Market, Agra have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Pushpanjali Season, situated on the Khasra No./ Plot No. 82 (82A & 82M) of village Mauza Jaganpur Tehsil Agra competent/ development authority Agra District Agra PIN 282005 admeasuring 28300.00 sq.mtr. area being developed by M/S Pushpanjali Constructions Pvt. Limited, Delhi Gate, Agra.

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:

- M/s/Shri/Smt. Dhruv Kulshrestha as Architect
- M/s/Shri/Smt. Er. SANJIV SHARMA C/O STAMBHA VASTUSHILP as Structural Consultant
- M/s/Shri/Smt. as MEP Consultant
- M/s/Shri/Smt. Er. Shyam Kant Saxena 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. 127.80 Crore 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 30.09.2021 is calculated at Rs. 76.67 Cr. 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.51.13 Cr.

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6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **31.09.2021** date is as given in Tables A and B below :

Table

Building/Wing/Tower bearing Number _____ or called Pushpanjali Heights

(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.)

Season Residential Area Chart as per Map No.758/BFH/09/11-12 Dated 24.09.2011

		Area in Sq Mtr							
	No. of Units	104	104	104	104	104	104	44	668
S.No.	Description (i)	Block-A Mansoon Tower	Block-B Autumn-A Tower	Block-C Autumn-B Tower	Block-D Autumn-C Tower	Block-E Spring-A Tower	Block-F Spring-B Tower	Block-G Merigold-A Tower	Total
1	1st Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
1	2nd Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
2	3rd Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
3	4th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
4	5th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
5	6th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
6	7th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
7	8th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
8	9th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
9	10th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
10	11th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
11	12th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43		6220.03
12	13th Floor Covered Area	847.88	1074.43	1074.43	1074.43	1074.43	1074.43		6220.03
	Total Covered Area	11022.44	13967.59	13967.59	13967.59	13967.59	13967.59	7740.37	81677.06

Area in Sq.Ft	118601.45	150291.27	150291.27	150291.27	150291.27	150291.27	83286.38	953344.18
Cost @ 1235/- Per Sq Ft (Rs In Cr)	14.65	18.56	18.56	18.56	18.56	18.56	10.29	117.74
Cost Incurred (100%,85%,65%,45% 65%, 0%, 45%)	14.65	15.78	12.06	8.35	12.06	0.00	4.63	67.53

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S.No.	Description (ii)	Block-A Mansoon Tower	Block-B Autumn-A Tower	Block-C Autumn-B Tower	Block-D Autumn-C Tower	Block-E Spring-A Tower	Block-F Spring-B Tower	Block-G Merigold-A Tower	Total
1	Basement Floor-I	1285.56	1529.78	1528.87	1543.8	2272.84	3851.09	3000.59	15012.53
2	Basement Floor-II					2272.84	3851.09	3000.59	9124.52
3	Ground Floor-Stilt Parking	847.88	1074.43	1074.43	1074.43	1074.43	1074.43	703.67	6923.70
4	Murmtly Covered Area	29.77	30.86	30.86	30.86	30.86	30.86	34.80	218.87
		2163.21	2635.07	2634.16	2649.09	5650.97	8807.47	6739.65	31279.62

	Area in Sq.Ft	23276.14	28353.35	28343.56	28504.21	60804.44	94768.38	72518.63	336568.71
	Cost @ 610/- Per Sq Ft (Rs in Cr)	1.4198	1.7296	1.7290	1.7388	3.7091	5.7809	4.4236	20.5307
	Cost Incurred (100%,85%,65%,41.5% 65%, 0%, 45%)	1.42	1.47	1.12	0.72	2.41	0.00	1.99	9.14

	Cost (i)+(ii) (Rs in Crore)	16.07	20.29	20.29	20.30	22.27	24.34	14.71	138.27
	Cost Incurred (Rs in Crore)	16.07	17.25	13.19	9.07	14.48	0.00	6.62	76.67

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Signature of Engineer

Sanjiv Sharma

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