

ENGINEER'S CERTIFICATE

(For the purpose of registration of project under RERA)

(To be submitted at the time of Registration of Ongoing Project)

PROJECT NAME:- People's High Rise Phase-1

ADDRESS:- Khasra No. 19/1, Village Raslakhedi, People's Campus, Bhanpur, Bhopal

PROMOTER NAME:- PGH International Pvt. Ltd.

ADDRESS:- People's Campus, Bhanpur, Bhopal-462037(MP)

This is to certify that I **Ajai Mishra** 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) **Shri Manoj Mishra as Architect;**
 - (ii) **Shri Anwer as Structural Consultant**
 - (iii) **Shri Rajiv Besana as MEP Consultant**
 - (iv) **Shri Ajai Mishra as Quantity Surveyor**
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 Shri Ajai Mishra, Quantity Surveyor or appointed by the Promoter, and the fair assumption of the cost of material, labor 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.53.70 Cr. (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 until date 30th June 2017 calculated as Rs 21.48 Cr (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 of the Project.
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.32.22 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 date 30th June 2017 is as given in Tables A and B below:


Ajay Mishra
E-47, Civil Engineer
E-3/7A, Arera Colony, BHOPAL

TABLE A

Building/Wing/Tower bearing Number Block B,C,E & F or called People's High Rise
(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 53.70 Cr.
2	Cost incurred as on Dt. 30 th June 2017 (Based on the actual cost incurred as per records.)	Rs 21.48 Cr.
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	40% (approx)
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 32.22 Cr.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs ---
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	%---
(Enclose separate sheets for the cost calculations for each unit/bldg. or tower)		

TABLE B

Internal & External Development work 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 53.70 Cr
2	Cost incurred as on 30 th June 2017(based on the actual cost incurred as per records)	Rs 21.48 Cr
3	Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	40% (approx)
4	Balance Cost to be Incurred(Based on Estimated Cost) (1-2)	Rs 32.22
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs ---
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)		

Signature of Engineer

Name: **Ajay Mishra**

Address: **E-3/7A, Arera Colony, Bhopal**

Aadhar No.: 344685026766

Pan no.: AFBPM3874J

(License No or Authority: **E-47, Civil Engineer** Bhopal Municipal Corporation)

Note:-

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to Obtain Occupation Certificate/Completion Certificate.
2. Quantity survey can be done by office of Engineer or can be done by an independence Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. Please indicate name of the Quantity Surveyor* and for whom he is working.
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work including common facilities, but does not include marketing/advertising costs, salaries not directly attributable to the project, and loan/interest repayment to financial institutions.
4. Annexures A and B Attach the List of Extra/ additional items executed if any with Cost (which were not part of the original Estimate of the total Cost) and justification for the same.
5. Refer Guideline for Designated Accountdocument available in DOWNLOAD section of RERA Website.