

ARCHITECT'S CERTIFICATE**(For the purpose of registration of project under RERA)****(To be submitted at the time of Registration of Ongoing Project)**

PROJECT NAME 11 Mile Garden city Chhan Bhojpur Road Misrod Bhopal Phase I

ADDRESS Kh. No. 158, 160/1, 347 & others at Village Chhan Bhojpur road Misrod Bhopal

PROMOTER NAME Ritu Constructions through partner Sh. Anirudh Induria S/O Sh. LN Induria & Others

ADDRESS B 37 Sagar Royal Homes Hoshangabad Road Bhopal

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Project mentioned above.

Following technical professionals were consulted by me for verification /for certification of the cost:

- i. Mr. Shubhranshu Upadhyay as Architect;
- ii. Mr. Apoorv Dhonde as Structural Consultant
- iii. Mr. Gopesh Shrivastav as MEP Consultant
- iv. Ms Riddhi Patel as Quantity Surveyor

1. 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, labor and other inputs made by developer, and the site inspection carried out by us.
2. We estimate the Total Cost for completion of the project under reference as Rs. (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.
3. The estimated actual cost incurred until date is calculated at Rs. (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.
4. 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).
5. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on Date 25.07.2017 is **Rs 106412359.00** Break up of construction and development as given below.

TABLE A (LOTUS 7.5 x15.0)

Duplex Bungalow 53 nos Called LOTUS

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 91372000
2	Cost incurred as on Dt. 25.07.17 (Based on the actual cost incurred as per records.)	Rs 43100000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	47.2 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 48272000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil

6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	47.2%
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TABLE A (LOTUS 7.0 x15.0)

Duplex Bungalow 53 nos Called LOTUS

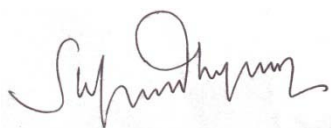
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 85272000
2	Cost incurred as on Dt. 25.07.17(Based on the actual cost incurred as per records.)	Rs 28424000
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	33.3 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 56848000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	33.3%

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 43610448
2	Cost incurred as on 25.07.2017 (based on actual cost incurred as per records)	Rs 34888359
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	80 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 8722089
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	80 %



Signature of Architect
Ar. Shubhranshu Upadhyay
31B Zone II MP Nagar Bhopal.
Aadhar No 274754209375
Pan No AAEP4213D
Reg No. CA/93/16637

Date: 01.07.2017

ARCHITECT'S CERTIFICATE

(For the purpose of registration of project under RERA)
(To be submitted at the time of Registration of Ongoing Project)

PROJECT NAME 11 Mile Garden city Chhan Bhojpur Road Misrod Bhopal **Phase II**

ADDRESS Kh. No. 158, 160/1, 347 & others at Village Chhan Bhojpur road Misrod Bhopal

PROMOTER NAME Ritu Constructions through partner Sh. Anirudh Induria S/O Sh. LN Induria & Others

ADDRESS B 37 Sagar Royal Homes Hoshangabad Road Bhopal

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- vi. Mr. Apoorv Dhonde as Structural Consultant
- vii. Mr. Gopesh Shrivastav as MEP Consultant
- viii. Ms Riddhi Patel as Quantity Surveyor

6. 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, labor and other inputs made by developer, and the site inspection carried out by us.
7. We estimate the Total Cost for completion of the project under reference as Rs. (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.
8. The estimated actual cost incurred until date is calculated at Rs. (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.
9. 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).
10. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on Date 25.07.2017 is **Rs 34113140.00** Break up of construction and development as given below.

TABLE A (Multi Story)

MIG (P+4)

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 19920000
2	Cost incurred as on Dt. 25.07.17 (Based on the actual cost incurred as per records.)	Rs 19920000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs Nil
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil

6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	100%
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TABLE A 1 Commercial C17

Commercial C-17

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 4644876
2	Cost incurred as on Dt. 25.07.17(Based on the actual cost incurred as per records.)	Rs 1161219
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	25.0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 3483657
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	25.0%

TABLE A 2 Commercial C18

Commercial C-18

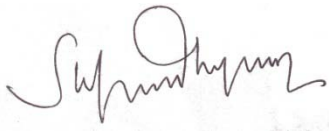
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs3331296
2	Cost incurred as on Dt. 25.07.17(Based on the actual cost incurred as per records.)	Rs2498472
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	75.0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 832824
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	75.0%

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 26333623
2	Cost incurred as on 25.07.2017 (based on actual cost incurred as per records)	Rs 10533449
3	Work done in Percentage (as Percentageof the estimated cost) $(1*100/2)$	40 %
4	Balance Cost to be Incurred (BasedonEstimated Cost) (1-2)	Rs 15800174
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	40 %



Signature of Architect

Ar. Shubhranshu Upadhyay

31B Zone II MP Nagar Bhopal.

Aadhar No 274754209375

Pan No AAEP4213D

Reg No. CA/93/16637

Date: 01.07.2017

ARCHITECT'S CERTIFICATE

(For the purpose of registration of project under RERA)

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

PROJECT NAME 11 Mile Garden city Chhan Bhojpur Road Misrod Bhopal **Phase III**

ADDRESS Kh. No. 158, 160/1, 347 & others at Village Chhan Bhojpur road Misrod Bhopal

PROMOTER NAME Ritu Constructions through partner Sh. Anirudh Induria S/O Sh. LN Induria & Others

ADDRESS B 37 Sagar Royal Homes Hoshangabad Road Bhopal

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- x. Mr. Apoorv Dhonde as Structural Consultant
- xi. Mr. Gopesh Shrivastav as MEP Consultant
- xii. Ms Riddhi Patel as Quantity Surveyor

11. 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, labor and other inputs made by developer, and the site inspection carried out by us.
12. We estimate the Total Cost for completion of the project under reference as Rs. (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.
13. The estimated actual cost incurred until date is calculated at Rs. (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.
14. 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).
15. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on Date 25.07.2017

is **Rs 2849000.00** Break up of construction and development as given below.

TABLE A (EWS)

EWS 90 Nos of 25.0 sqm

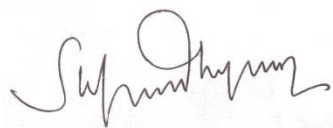
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 30578020
2	Cost incurred as on Dt. 25.07.17(Based on the actual cost incurred as per records.)	Rs Nil
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 30578020
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	00%

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 28489534
2	Cost incurred as on 25.07.2017 (based on actual cost incurred as per records)	Rs 2849000
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	10.0 %
4	Balance Cost to be Incurred(Based on Estimated Cost) (1-2)	Rs 25640534
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	10.0%



Signature of Architect
Ar. Shubhranshu Upadhyay
31B Zonell MP Nagar Bhopal.
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Date: 01.07.2017

