

SHARMA & ASSOCIATES

Consulting Architects, Interior Designers, Engineers & Valuers
Rasulpur Road (Near H.S.E.B Colony) Palwal , Email- yogeshsharma319@gmail.com

ENGINEER'S CERTIFICATE

Date – 10/07/2023

Subject: Certificate of amount incurred on Ashoka City, Palwal for Construction of Internal and External Development works for whole project of Affordable plotting registered under Deen Dayal Upadhyay Jan Awas Yojana approved by District Town and Country Planning (DT&CP), Chandigarh, vide approval dated 06.07.2017 bearing license/sanction No. 42 of 2017 and having RERA no. – HRERA-PKL-PWL-107-2017 and having project no. – RERA-PKL-553-2019 , demarcated by its boundaries (latitude and longitude of the end-points) others Land to the North, project of SRS City to the South, Village Patli to the East, others land to the West with the land situated Village Palwal, Tehsil Palwal, District Palwal , PIN 121102, admeasuring 8.1125 acre area, being developed by Akshat Jyoti Real Estate Private Limited.

I Mr. Yogesh have undertaken assignment as Architect/Licensed Surveyor for certifying Percentage of Completion Work of Internal and External Development works for whole project of Affordable plotting registered under Deen Dayal Upadhyay Jan Awas Yojana approved by District Town and Country Planning (DT&CP), Chandigarh vide approval dated 06.07.2017 bearing license/sanction No. 42 of 2017 and having RERA no. – HRERA-PKL-PWL-107-2017 and having project no. – RERA-PKL-553-2019 , demarcated by its boundaries (latitude and longitude of the end-points) others Land to the North, project of SRS City to the South, Village Patli to the East, others land to the West with the land situated Village Palwal, Tehsil Palwal, District Palwal , PIN 121102, admeasuring 8.1125 acre area, being developed by Akshat Jyoti Real Estate Pvt. Ltd. Akshat International 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) Mr. **Yogesh** as L.S. / Architect
- (ii) Mr. **Naveen** as Structural Consultant
- (iii) Mr. **Santosh Sharma** as MEP Consultant
- (iv) Mr. **Vikash Mangla** 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, 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. 8,35,87,000/-** (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 31/03/2023 is calculated at **Rs. 4,76,87,448 /-** (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. 3,58,99,552/-** (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 31/03/2022 date is as given in Tables A and B below:

Table A

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 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) | N.A. |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | N.A. |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | N.A. |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | N.A. |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | N.A. |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | N.A. |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) | | |

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 | Amount(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). | 8,35,87,000 |
| 2 | Cost incurred as on_(based on the actual cost incurred as per records) | 4,76,87,448 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100) | 57.05% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | 3,58,99,552 |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | 0 |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | 57.05% |

Yours Faithfully


YOGESH SHARMA
 B. ARCH.
 ARCHITECTS & VALUERS
 RASULPUR ROAD, PALWAL
 CA No. 2012/56988

Signature & Name:- Yogesh

(License NO CA/2012/56988)

Date : 10/07/2023