

ENGINEER'S CERTIFICATE

Date - 04/04/2023

Subject: Certificate of amount incurred on Santushti Estate, 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 02.11.2017 bearing license/sanction No. 89 of 2017 and having RERA no. – HRERA-PKL-PWL-121-2019, demarcated by its boundaries (latitude and longitude of the end-points) Others Land to the North, project of Mahi Buildcon to the South, NH919 to the East Others land to the West with the land situated at Village Palwal, Tehsil Palwal, District Palwal, PIN 121102, admeasuring 5.94375 acre area, being developed by Rurban Development Corporation Pvt Ltd.

I/We Mr. Tejveer 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 02.11.2017 bearing license/sanction No. 89 of 2017 and having RERA no. – HRERA-PKL-PWL-121-2019, with land situated at sector-7, Palwal, Tehsil Palwal, District Palwal, PIN 121102, admeasuring 5.94375 acre area, being developed by Rurban Development Corporation Pvt Ltd.

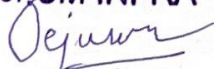
This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) Mr. Sudhir Singh as L.S. / Architect ;
- (ii) Mr. Tejveer as Structural Consultant
- (iii) Mr. Vivek Saini as MEP Consultant
- (iv) Mr. Digamber Singh 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.

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3. We estimate the Total Cost for completion of the project under reference as **Rs.5,74,20,000/-** (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. 5,31,58,503 /-** (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. 42,61,497/-** (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 31/03/2023 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 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)	N.A.
2	Cost incurred as on Date (Based on the actual cost incurred as per	N.A.
3	Value of Work done in Percentage (as Percentage of the estimated cost	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	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)		

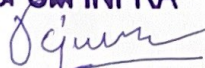
TABLE B

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	57,420,000

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2	Cost incurred as on (based on the actual cost incurred as per records)	53,158,503
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	92.58%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	4,261,497
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)	92.58%

Yours Faithfully

For **SM INFRA**

[Signature]
Auth: Signatory

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)