

A.S. Paik & Associates

*Structure Consultants *Chartered Engineers *Valuers *Industrial Planners

Er. Amarjit Singh Paik
B.E. Civil, M.Tech. (Structure)
M.I.E. (INDIA)
Approved Valuer AIV6215
Chartered Engineer AM/075718/5
Regd. Valuer with Income Tax
CCIT/Ldh/JB/Values
-34AB/150/2013-14/193

GOVT. APPROVED VALUER
Ministry of Finance, Govt. of India
(Approved under the Wealth Tax Act, 1957 for
Wealth Tax, Income Tax, Gift Tax &
allied cases for immovable property)
Competent Person Under Punjab Factory Act
GSTIN 03ADVPS5979A1Z2
PAN No ADVPS5979A

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Mobile:- 94170-32859
94176-02869

E-mail: paikstructure@yahoo.co.in

Ref. No. 20/9-21

Dated 25/9/2020

FORM-2 [See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account - Project Wise)

To

Shri Ramdas Infrastructure Private Limited
A-8, 1st Floor, Crosswind Apartment,
Ludhiana, Punjab.

Subject: Certificate of Percentage of Completion of Construction Work of Development of Residential Colony named Ecopolis at Village Dhatt (H/B No. 108) and Morkarima (H/B No. 109), Teh. Mullanpur, Ludhiana, Punjab.

No. of Building(s)/ _____ Wing(s) of the _____ Phase of the Project [Real Estate Regulatory Authority, Punjab Registration Number] situated on the Plot bearing khasra no./ Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West, of village Dhatt (H/B No. 108) and Morkarima (H/B No. 109) Tehsil Mullanpur District Ludhiana and measuring 23.037 Acres being developed by Shri Ramdas Infrastructure Private Limited.

Ref: Real Estate Regulatory Authority, Punjab Registration Number _____

Sir,

I Amarjit Singh Paik have undertaken assignment of certifying Estimated Cost for the Subject Project Estate Project proposed to be registered under Real Estate Regulatory Authority, Punjab Development of Residential Colony named Ecopolis at Village Dhatt (H/B No. 108) and Morkarima (H/B No. 109), Teh. Mullanpur, Ludhiana, Punjab

Building(s)/ _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing khasra no./ Final Plot no. of _____ Village Dhatt (H/B No. 108) and Morkarima

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(H/B No. 109) Tehsil Mullanpur District Ludhiana PIN _____ and measuring 23.037 Acres
area being developed by Shri Ramdas Infrastructure Private Limited.

1. Following technical professionals are appointed by Owner / Promoter: -

1. M/s/Shri/Smt Ar. Monica Jandu as Architect
2. M/s/Shri/Smt Er. Amarjit Singh Paik as Structural Consultant
3. M/s/Shri/Smt _____ as MEP Consultant
4. M/s/Shri/Smt _____ as Quantity Surveyor*

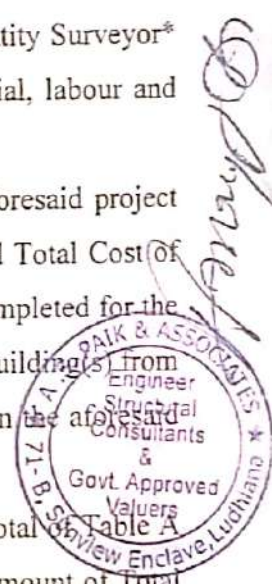
2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer / Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 639.77 Lakh** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required to be completed for the purpose of obtaining Occupation Certificate / Completion Certificate for the Building(s) from the **GLADA, Ludhiana** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated Rs. _____ (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **GLADA,**

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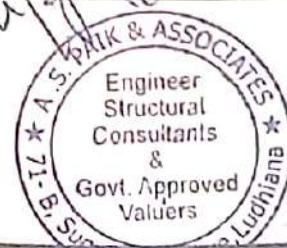
Ludhiana (Planning Authority) is estimated of Rs. _____ (Total of Table A and B)

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

TABLE A

Building / Wing bearing Number ____ or called _____
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.
3	Work done in Percentage (as Percentage of the Estimated cost)	%
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs.
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.



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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 639.77 Lakhs
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.
3	Work done in Percentage (as Percentage of the Estimated cost)	
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs.
5	Cost Incurred on Additional / Extra Items as on _____ _____ not included in the Estimated Cost (Annexure A)	Rs.

Yours Faithfully

Er. Amarjit Singh Paik
B.E. Civil, M.Tech. Structure

Er. AMARJIT SINGH PAIK
Chartered Engineer AM/075718/5
License No: AM/075718/5
APPROVED VALUER AIV-6215
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*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.

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2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by officer of Engineers, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/ to be incurred.
5. All components of work with specifications are indicative and not exhaustive.



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