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Ref. No.

Date 19 July/18

ENGINEER'S CERTIFICATE (On Letter Head)

FORM-R

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of Surya Gold Appt No. of Building(s)/ 2 Block(s) of the Surja Gold Appt Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no 318, 324, 625, 632 g plot No 26/332A, 26/229 Demarcated by its boundaries (latitude and longitude of the end points) South 78°05'9"32" to the East to the North to the West of village Lashkarpur Tehsil Sadan Competent/ Development authority Agra District Agra PIN 282004 admeasuring 4309.98 sq.mts. area being developed by [Promotor's Name] Lashkarpur Agra

Kumar & Associates
I/We Group housing have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Building(s)/ 02 Block/ Tower (s) of Surya Phase of the Project, situated on the Khasra No/ Plot no 318, 324, 625, 632 of village Lashkarpur tehsil Sadan competent/ development authority Agra District Agra PIN 282004 admeasuring 4309.98 sq.mts. area being developed by [Promotor's Name]

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) M/s/Shri/Smt _____ as Architect
- (ii) M/s/Shri/Smt Er. K.I. Bahadur as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 9,23,85,840 (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 _____ 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.

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. _____ (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 is as given in Tables A and B below :

Table A Tower A and B.
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)	Rs 76491000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 38871508
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	% 50.81
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 37619492
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	% NA.
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

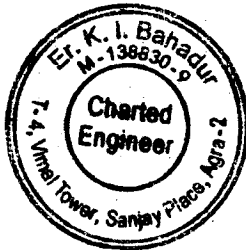
TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	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 15894840
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 2575020
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	% 16.2
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 13319820.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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 sheet for the cost calculations)		

Signature of Engineer
Name
Address
Aadhar No.
PAN No.

[Signature]
4276 8233 9808



Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

(TABLE - A)
ESTIMATE COST OF SURYA GOLD APPARTMENT OF TOWER- A

S.NO	WORK	AREA (SQ.FT.) /NO.S	RATE PER SQFT/ITEM	AMOUNT (IN. RS)
	CIVIL WORK(TOWER-A)			
A	BASEMENT - I			
1	Excavation & Foundation, Superstructure Complete	5318	400	2127200
B	Water Proofing	3744	35	131040
1	STILT/GROUND FLOOR			
2	Superstructure Complete	6005	400	2402000
C	FIRST FLOOR TO SIXTH FLOOR			
1	Superstructure Complete(6005*6)	36030	400	14412000
D	MUMTY AREA	473	400	189200
	TOTAL			19261440
II	INTERIOR WORK(TOWER-A)			
A	BASEMENT - 1			
1	Flooring (Vitrified Tiles) Or Trimix	5318	80	425440
2	Electrical	5318	100	531800
3	HVAC	5318	100	531800
4	Paint			1170975
B	GROUND FLOOR			
1	Flooring(Vitrified Tiles)	5250	80	420000
2	Electrical	6005	100	600500
3	Paint			585455
C	FIRST FLOOR TO SIXTH FLOOR			
1	Flooring(Vitrified Tiles)5935*6	35610	80	2848800
2	Electrical 6005*6	36030	100	3603000
3	Paint & Polishes			7025850
4	Kitchens	12	50000	600000
5	Wooden Doors and Windows			800000
6	Plumbing & Sanitation			1000000
	TOTAL			20143620
	GRAND TOTAL			39405060

(TABLE - A)
ESTIMATE COST OF SURYA GOLD APPARTMENT OF TOWER- B

S.NO	WORK	AREA (SQ.FT.) /NO.S	RATE PER SQFT/ITEM	AMOUNT (IN. RS)
I	CIVIL WORK(TOWER-B)			
A	BASEMENT - I			
1	Excavation & Foundation, Superstructure Complete	6174	400	2469600
3	Water Proofing	4002	35	140070
B	STILT/GROUND FLOOR			
1	Superstructure Complete	6826	400	2730400
C	FIRST FLOOR TO FIFTH FLOOR			
1	Superstructure Complete(6826*5)	34130	400	13652000
D	MUMTY AREA	841	400	336400
	TOTAL			19328470
II	INTERIOR WORK(TOWER-B)			
A	BASEMENT - 1			
1	Flooring (Vitrified Tiles) / Trimix	6174	80	493920
2	Electrical	6174	100	617400
3	HVAC	6174	100	617400
4	Paint			1404585
B	GROUND FLOOR			
1	Flooring(Vitrified Tiles)	6316	80	505280
2	Electrical	6826	100	682600
3	Paint			665535
C	FIRST FLOOR TO FIFTH FLOOR			
1	Flooring(Vitrified Tiles)6756*5	33780	80	2702400
2	Electrical 6826*5	34130	100	3413000
3	Paint & Poloishes			6655350
4	Kitchens	15	50000	750000
5	Wooden Doors and Windows			1000000
6	Plumbing & Sanitation			1000000
	TOTAL			17757470
	GRAND TOTAL			37085940

(TABLE - B)

ESTM OF INTERNAL & EXTERNAL DEVELOPMENT WORKS & COMMON AMENITIES**(ENTIRE PHASE OF PROJECT)**

S.NO	WORK	AREA (SQ.FT.) /NO.S	RATE PER SQFT/ITEM	AMOUNT (IN. RS)
A	LAND SCAPING & OUTER DEVELOPMENT	31666	100	3166600
B	LIFTS	4	1400000	5600000
C	TRANSFORMER & H.T. WORK			1500000
D	2 OHT & SEWARAGE			1000000
E	GENERATORS			650000
F	FIREFIGHTING			400000
G	INTERCOME & CAMERAS			100000
H	GRC & MOULDINGS ON ELEVATION WORK			1000000
I	GAS LINE 1300PER FLAT	30	1300	39000
J	SWIMMING POOL			1000000
K	RAIN WATER HARVESTING			100000
L	BRICK BAT COBA AND WATERPROOFING ON TOWER A & B	12831	60	769860
M	BOUNDRY AND GATE (8' HEIGHT)	8134	70	569380
	GRAND TOTAL			15894840