

# RAHUL JAIN

FORM-R

## ENGINEER'S CERTIFICATE

(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 FRAGRANCE HOMES No. of Building(s)/ 4 Block(s) of the 1st Phase of the Project [UPRERA PRJ4727] situated on the Khasra No/ Plot no GH-04 Demarcated by its boundaries latitude 28 38 42 and longitude 77 24 25 of the end points to the West of village SIDDHARTH VIHAR Tehsil GHAZIABAD Competent/ Development authority U.P. Avas Vikas District GHAZIABAD PIN 201009 admeasuring 12000 sq.mts. area being developed by [FRAGRANCE DREAM HOMES PVT. LTD.]

I/We RAHUL KUMAR JAIN have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the FRAGRANCE HOMES Building(s)/ 4 Block/ Tower (s) of 1st Phase of the Project, situated on the Khasra No/ Plot no GH-04

SEC. -03 of village SIDDHARTH VIHAR tehsil GHAZIABAD competent/ development authority U.P. AWAS VIKAS District GHAZIABAD PIN 201009 admeasuring 12000 sq.mts. area being developed by [FRAGRANCE DREAM HOMES 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)   | M/s/Shri/Smt | DEEPAK MEHTA | as Architect             |
| (ii)  | M/s/Shri/Smt | TAJUDDIN     | as Structural Consultant |
| (iii) | M/s/Shri/Smt | HAVELIA      | as MEP Consultant        |
| (iv)  | M/s/Shri/Smt | BHAGAT 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 173 cr (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 30-06-2018 is calculated at Rs. 52.75 cr (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. 173 cr (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 13-06-2020 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number ORCHID 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)	727,955,640
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	314,028,770
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	43
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	413,926,870
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	43
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

# RAHUL JAIN

Building/Wing/Tower bearing Number **ROSE** 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

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	210,726,288
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	114,706,325
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	54
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	96,019,963
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	54
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Building/Wing/Tower bearing Number **TULIP** 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)	210,726,288
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	43,041,999
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	20
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	167,684,289
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	20
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Building/Wing/Tower bearing Number **LAVENDER** 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.	210,726,288
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	43,041,999
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	20
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	167,684,289
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	20
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Building/Wing/Tower bearing Number **RAMP** 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

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)	60,477,840
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	12,760,824
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	21
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	47,717,016
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	21
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



# RAHUL JAIN

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	328,040,000
2	Cost incurred as on, (based on the actual cost incurred as per records)	5000000
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) * 100 )	2
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	323,040,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( Row 2 + Row 5) /	2
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

RAHUL JAIN

Address

C 110, RAMPRSTHA COLONY , GHAZIABAD

Aadhar No.

4112 3799 5517

PAN No.

ACJPJ9979J

## Annexure A

List of Extra / Additional Items executed with Cost



# RAHUL JAIN

## COST ESTIMATES FOR HOUSING AT PLOT NO.-3 / GH-04, SIDDHARTH VIHAR NH-24, GHAZIABAD FOR M/S FRAGRANCE DREAM HOMES PVT. LTD.

BASED UPON THE SPECIFICATION, BUILDING PLANS FILED FOR APPROVAL AND THE AREA STATEMENT ATTACHED, WHICH INCLUDING ALL INTERIOR FINISHES THE TOTAL COST OF CONSTRUCTION INCLUDING THE COST OF SUPERVISION AND MANAGEMENT AT SITE SHALL BE AS FOLLOWS:

**TABLE-A**

1	BASEMENT	196020 Sqft. X 1200 per Sqft.	?	235,224,000
2	BUILT UP AREA	643074 Sqft. X 1800 per Sqft.	?	1,157,533,200
8	<b>TOTAL</b>		?	<b>1,392,757,200</b>
9	MISCELLANEOUS COST (2%)		?	27,855,144
10	<b>GROSS TOTAL</b>		?	<b>1,420,612,344</b>

**TABLE-B**

3	COST OF LANDSCAPING AND HOTRICULTURE		?	100,000,000
4	COST OF ELECTRIC SUBSTATION WITH POWER BACKUP INCLUDING METERS		?	50,000,000
5	SYSTEM		?	40,000,000
6	COST OF 12 Nos. PASSENGER LIFT		?	42,000,000
7	COST OF EXTERNAL DEVELOPMENT INCLUDING BOUNDARY WALL / RETAINING WALL, ROADS, PAVEMENTS, SEWERAGE, RAIN WATER HARVESTING, UNDER GROUND TANK, GUARD ROOM, SWIMMING POOL, CLUB AREA		?	50,000,000
8	RETAINING WALL BELOW BOUNDARY WALL			20,000,000
8	<b>TOTAL</b>		?	<b>302,000,000</b>
9	MISCELLANEOUS COST (2%)		?	6,040,000
10	<b>GROSS TOTAL</b>		?	<b>308,040,000</b>
11	<b>GROSS TOTAL ( A+B )</b>		?	<b>1,728,652,344</b>
	<b>SAY</b>		?	<b>173 cr</b>

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COST ESTIMATES FOR HOUSING AT PLOT NO.-3 / GH-04, SIDDHARTH VIHAR NH-24, GHAZIABAD FOR M/S FRAGRANCE DREAM HOMES PVT. LTD.				
BASED UPON THE SPECIFICATION, BUILDING PLANS FILED FOR APPROVAL AND THE AREA STATEMENT, WHICH INCLUDING ALL INTERIOR FINISHES THE TOTAL COST OF CONSTRUCTION INCLUDING THE COST OF SUPERVISION AND MANAGEMENT AT SITE SHALL BE AS FOLLOWS:				
S.NO.	PARTICULAR	RATE	QTY	TOTAL PROJECT COST-ESTIMATE
<b>1</b>	<b>ORCHID</b>			
1.1	BASEMENT	1200	77010	92,412,000
1.2	BUILT UP AREA	1800	345150	621,270,000
1.3	<b>TOTAL</b>			<b>713,682,000</b>
1.4	MISCELLANEOUS COST (2%)			14,273,640
1.5	<b>GROSS TOTAL</b>			<b>727,955,640</b>
<b>2</b>	<b>ROSE</b>			
2.1	BASEMENT	1200	23200	27,840,000
2.2	BUILT UP AREA	1800	99308	178,754,400
2.3	<b>TOTAL</b>			<b>206,594,400</b>
2.4	MISCELLANEOUS COST (2%)			4,131,888
2.5	<b>GROSS TOTAL</b>			<b>210,726,288</b>
<b>3</b>	<b>TULIP</b>			
3.1	BASEMENT	1200	23200	27,840,000
3.2	BUILT UP AREA	1800	99308	178,754,400
3.3	<b>TOTAL</b>			<b>206,594,400</b>
3.4	MISCELLANEOUS COST (2%)			4,131,888
3.5	<b>GROSS TOTAL</b>			<b>210,726,288</b>
<b>4</b>	<b>LAVENDER</b>			
4.1	BASEMENT	1200	23200	27,840,000
4.2	BUILT UP AREA	1800	99308	178,754,400
4.3	<b>TOTAL</b>			<b>206,594,400</b>
4.4	MISCELLANEOUS COST (2%)			4,131,888
4.5	<b>GROSS TOTAL</b>			<b>210,726,288</b>
<b>4</b>	<b>RAMP</b>			
4.1	BASEMENT	1200	49410	59,292,000
4.2	BUILT UP AREA	nil	nil	
4.3	<b>TOTAL</b>			<b>59,292,000</b>
4.4	MISCELLANEOUS COST (2%)			1,185,840
4.5	<b>GROSS TOTAL</b>			<b>60,477,840</b>
<b>Total</b>				<b>1,420,612,344</b>

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S.no.	Tower	Floor	Particular	Floor Area (Sqft.)	Floor Complete	Total Area
<b>1</b>	<b>BUILT UP AREA</b>					
1.1	ORCHID		Typ Floor	12750	27	344250
			Mummty	450	1	450
			machine room	450	1	450
					<b>Total</b>	<b>345150</b>
1.2	Rose		Typ Floor	5182	19	98458
			Terrace	850	1	850
					<b>Total</b>	<b>99308</b>
1.3	Tulip		Typ Floor	5182	19	98458
			Terrace	850	1	850
					<b>Total</b>	<b>99308</b>
1.4	Levender		Typ Floor	5182	19	98458
			Terrace	850	1	850
					<b>Total</b>	<b>99308</b>
<b>2</b>	<b>BASEMENT AREA</b>					
1.1	ORCHID		Basement	38505	2	77010
1.2	Rose		Basement	11600	2	23200
1.3	TULIP		Basement	11600	2	23200
1.4	LENEVENDER		Basement	11600	2	23200
1.5	RAMP		Basement	24705	2	49410
					<b>Total</b>	<b>196020</b>

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COST ESTIMATES FOR HOUSING AT PLOT NO.-3 / GH-04, SIDDHARTH VIHAR NH-24, GHAZIABAD FOR M/S FRAGRANCE DREAM HOMES PVT. LTD.									
BASED UPON THE SPECIFICATION, BUILDING PLANS FILED FOR APPROVAL AND THE AREA STATEMENT, WHICH INCLUDING ALL INTERIOR FINISHES THE TOTAL COST OF CONSTRUCTION INCLUDING THE COST OF SUPERVISION AND MANAGEMENT AT SITE SHALL BE AS FOLLOWS:									
S.no.	Tower	Floor	Particular	Floor Area (Sqft.)	Floor Complete	Total Area (Sqft.)	Rate	%Age (As/site cond.)	Total Amount
1	ORCHID	2nd Basement	Foundation	38505	1	38505	1200	23%	10627380
			Columns	38505	1	38505	1200	18%	8317080
			Retaining Wall	38505	1	38505	1200	15%	6930900
			Roof Slab	38505	1	38505	1200	18%	8317080
			Plastering	38505	1	38505	1200	2%	1108944
		1st Basement	Foundation	38505	1	38505	1200	23%	10627380
			Columns	38505	1	38505	1200	18%	8317080
			Retaining Wall	38505	1	38505	1200	15%	6930900
			Roof Slab	38505	1	38505	1200	18%	8317080
			Plastering	38505	1	38505	1200	2%	1108944
		Typ. Floor	Foundation	12750	21	267750	1800	16%	77112000
			Columns	12750	21	267750	1800	4%	19278000
			Roof Slab	12750	20	255000	1800	22%	100980000
			Brick Work	12750	18	229500	1800	5%	19828800
			Door Frame	12750	16	204000	1800	4%	14688000
			Railing Balcony	12750	7	89250	1800	1%	2168775
			Internal Plaster	12750	8	102000	1800	2%	3213000
									307871343
2	ROSE	2nd Basement	Foundation	11600	1	11600	1200	23%	3201600
			Columns	11600	1	11600	1200	18%	2505600
			Retaining Wall	11600	1	11600	1200	15%	2088000
			Roof Slab	11600	1	11600	1200	20%	2784000
			Plastering	11600	1	11600	1200	2%	334080
		1st Basement	Foundation	11600	1	11600	1200	23%	3201600
			Columns	11600	1	11600	1200	18%	2505600
			Retaining Wall	11600	1	11600	1200	15%	2088000
			Roof Slab	11600	1	11600	1200	20%	2784000
			Plastering	11600	1	11600	1200	2%	334080
		Typ. Floor	Foundation	5182	19	98458	1800	16%	28355904
			Columns	5182	19	98458	1800	4%	7088976
			Roof Slab	5182	19	98458	1800	22%	38989368
			Brick Work	5182	18	93276	1800	5%	7555356
			Door Frame	5182	15	77730	1800	4%	5596560
			Railing Balcony	5182	15	77730	1800	0.9%	1259226
			Internal Plaster	5182	7	36274	1800	2%	1142631
		Terrace Floor	Foundation	850	1	850	1800	16%	244800
			Columns	850	1	850	1800	4%	61200
			Roof Slab	850	1	850	1800	22%	336600
									112457181

  
(RAHUL JAIN)

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COST ESTIMATES FOR HOUSING AT PLOT NO.-3 / GH-04, SIDDHARTH VIHAR NH-24, GHAZIABAD FOR M/S FRAGRANCE DREAM HOMES PVT. LTD.									
BASED UPON THE SPECIFICATION, BUILDING PLANS FILED FOR APPROVAL AND THE AREA STATEMENT, WHICH INCLUDING ALL INTERIOR FINISHES THE TOTAL COST OF CONSTRUCTION INCLUDING THE COST OF SUPERVISION AND MANAGEMENT AT SITE SHALL BE AS FOLLOWS:									
S.no.	Tower	Floor	Particular	Floor Area (Sqft.)	Floor Complete	Total Area (Sqft.)	Rate	%Age (As/site cond.)	Total Amount
3	TULIP	2nd Basement	Foundation	11600	1	11600	1200	23%	3201600
			Columns	11600	1	11600	1200	18%	2505600
			Retaining Wall	11600	1	11600	1200	15%	2088000
			Roof Slab	11600	1	11600	1200	20%	2784000
			Plastering	11600	1	11600	1200	2%	334080
		1st Basement	Foundation	11600	1	11600	1200	23%	3201600
			Columns	11600	1	11600	1200	18%	2505600
			Retaining Wall	11600	1	11600	1200	15%	2088000
			Roof Slab	11600	1	11600	1200	20%	2784000
			Plastering	11600	1	11600	1200	2%	334080
		Typ. Floor	Foundation	5182	5	25910	1800	16%	7462080
			Columns	5182	5	25910	1800	4%	1865520
			Roof Slab	5182	5	25910	1800	22%	10260360
			Brick Work	5182	2	10364	1800	4%	783518.4
			Door Frame				1800		
			Railing Balcony				1800		
			Internal Plaster				1800		
4	LEVENDER	2nd Basement	Foundation	11600	1	11600	1200	23%	3201600
			Columns	11600	1	11600	1200	18%	2505600
			Retaining Wall	11600	1	11600	1200	15%	2088000
			Roof Slab	11600	1	11600	1200	20%	2784000
			Plastering	11600	1	11600	1200	2%	334080
		1st Basement	Foundation	11600	1	11600	1200	23%	3201600
			Columns	11600	1	11600	1200	18%	2505600
			Retaining Wall	11600	1	11600	1200	15%	2088000
			Roof Slab	11600	1	11600	1200	20%	2784000
			Plastering	11600	1	11600	1200	2%	334080
		Typ. Floor	Foundation	5182	5	25910	1800	16%	7462080
			Columns	5182	5	25910	1800	4%	1865520
			Roof Slab	5182	5	25910	1800	22%	10260360
			Brick Work	5182	2	10364	1800	4%	783518.4
			Door Frame						
			Railing Balcony						
			Internal Plaster						
5	RAMP	2nd Basement	Foundation	24705	1	24705	1200	16%	4773006
			Columns	24705	1	24705	1200	13%	3735396
			Retaining Wall	24705	1	24705	1200	11%	3112830
			Plastering	24705	1	24705	1200	3%	889380
TOTAL								12510612	
Gross Total								517235213	
Add 2%								10344704.26	
Net Amount								527579917	

  
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