

**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 the Project " Paradise Heights" [UPRERA Application No98477] situated AT Plot No.117, Aruna Nagar, Etah Demarcated by its boundaries (latitude and longitude of the end points) 27°33'55.76"N, 78°39'3.39"E to the North 27°33'55.16"N, 78°39'3.87"E to the South 27°33'55.39"N, 78°39'3.90"E to the East 27°33'55.15"N, 78°39'3.51"E to the West at Aruna Nagar Etah under Niyat Pradhikari/UP-Ziladhikari, Viniyamt Kshetra, Etah, PIN 207002 admeasuring 521.72 sq.mts. area being developed by Ganga Vidhya Property Hub Pvt. Ltd.

- 1 I, Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project " Paradise Heights" [UPRERA Application No98477] situated SITUATED AT Plot No.117, Aruna Nagar, Etah under Niyat Pradhikari/UP-Ziladhikari, Viniyamt Kshetra, Etah, PIN 207002 admeasuring 521.72 sq.mts. area being developed by Ganga Vidhya Property Hub 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) Shri Abhishek Bansal as Architect
- (ii) Shri Devki Nandan Singh as structural Engineer
- (iii) Shri Vikas as Site supervisor

- 2 The project is a new project for RERA Registration, as mentioned by promoter. Part of structural works up to approved floors are done at site. 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. the approval for an additional floor is in process, thus the cost of project estimated also includes the same

- 3 We estimate the Total Cost for completion of the project under reference as ₹ 2 Crores (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 30-06-2020 is calculated at ₹ 0.77 Crore (+5%) (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 ₹ 1.23 Crores (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 30-06-2020 is as given in Tables A and B below:

**Table A**

**PARADISE HEIGHTS**

(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 (in Cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 1.84
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 0.71
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	38.59%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 1.13
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 )	38.59%

**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 (in Cr)
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).	₹ 0.16
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 0.06
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1 ) *100 )	37.50%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 0.10

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 )	37.50%



Name: Vikas Verma  
 Address: 4-A, Nikhil Estate, Shastripuram, Agra-282007  
 Aadhar No. 421969503203  
 PAN No.: AFQPV1438L

## **Estimate**

**Name of Owner** : M/s Ganga Vidhya Property HUB (P) Ltd

**Address of Property** : Plot No. 117, Aruna Nagar, Etah

**Scope of work** : Estimation of Civil & Finishing works

### **AREA STATEMENT**

Particulars		Area in Sq.m
Plot Area		521.72
Stilt Floor		247.74
Ground floor		217.31
I Floor		217.31
II Floor		217.31
III Floor		217.31
Mumty & Machine Room		24.47
Total Covered Area		1141.45

Total Estimated Cost for Construction in the Project ₹ 184,00,000.00

External development ₹ 16,00,000.00

Total Estimated Cost ₹ 200,00,000.00

**(AJIT FAUZDAR)**

B.E.(Civil), F.I.V., M.I.P.H.E.

Chartered Engineer & Approved Valuer

# Estimate for Civil Works (External development)

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Boundary wall	92.06	RM	₹ 8,000.00	₹ 7,40,000.00
2	Landscaping & Green Area		LS		₹ 2,00,000.00
3	Internal Pavement	223.98	Sq.m	₹ 950.00	₹ 2,10,000.00
4	Main Gate	1.00	LS		₹ 75,000.00
	Sub-Total				₹ 12,25,000.00
5	External Electrical fitting	5.00%	of above		₹ 60,000.00
6	Water Tank	5000.00	Lt	₹ 25.00	₹ 1,30,000.00
7	External Utilities (Fire/ Sewer etc)	1.00	LS		₹ 2,00,000.00
9	Grand Total				₹ 16,20,000.00
				Say	₹ 16,00,000.00

# Estimate for Civil Works

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earth Work in excavation	552.50	Cu.m	₹ 175.00	₹ 1,00,000.00
2	RCC Work (M 25 Grade Concrete) excluding steel and its bending, centering, shuttering binding wire.in Foundation	113.75	Cu.m	₹ 5,000.00	₹ 5,68,750.00
3	R.C.C. work (M 25 Grade Concrete) excluding steel and its bending, centering, shuttering binding wire.				
	Stilt	71.24	Cu.m	₹ 5,000.00	₹ 3,60,000.00
	Ground Floor	66.61	Cu.m	₹ 5,000.00	₹ 3,30,000.00
	1st Floor	66.61	Cu.m	₹ 5,000.00	₹ 3,30,000.00
	2nd Floor	66.61	Cu.m	₹ 5,000.00	₹ 3,30,000.00
	3rd Floor	66.61	Cu.m	₹ 5,000.00	₹ 3,30,000.00
4	Steel Reinforcement for above concreting @ 1.5%	53.16	MT		
	Foundation	13.39	MT	₹ 50,000.00	₹ 6,70,000.00
	Stilt	8.39	MT	₹ 50,000.00	₹ 4,20,000.00
	Ground Floor	7.84	MT	₹ 50,000.00	₹ 3,90,000.00
	1st Floor	7.84	MT	₹ 50,000.00	₹ 3,90,000.00
	2nd Floor	7.84	MT	₹ 50,000.00	₹ 3,90,000.00
	3rd Floor	7.84	MT	₹ 50,000.00	₹ 3,90,000.00
5	Shuttering				
	Slabs				
	Stilt	357.54	Sq.m	₹ 250.00	₹ 90,000.00
	Ground Floor	327.11	Sq.m	₹ 250.00	₹ 80,000.00
	1st Floor	327.11	Sq.m	₹ 250.00	₹ 80,000.00
	2nd Floor	327.11	Sq.m	₹ 250.00	₹ 80,000.00
	3rd Floor	327.11	Sq.m	₹ 250.00	₹ 80,000.00
	Columns				
	Stilt	170.19	Sq.m	₹ 200.00	₹ 30,000.00
	Ground Floor	170.19	Sq.m	₹ 200.00	₹ 30,000.00
	1st Floor	170.19	Sq.m	₹ 200.00	₹ 30,000.00
	2nd Floor	170.19	Sq.m	₹ 200.00	₹ 30,000.00
	3rd Floor	170.19	Sq.m	₹ 200.00	₹ 30,000.00
6	Brick Work				
	Ground Floor	121.70	Sq.m	₹ 5,000.00	₹ 6,10,000.00
	1st Floor	121.70	Sq.m	₹ 5,000.00	₹ 6,10,000.00
	2nd Floor	121.70	Sq.m	₹ 5,000.00	₹ 6,10,000.00
	3rd Floor	121.70	Sq.m	₹ 5,000.00	₹ 6,10,000.00
7	Plastering				
	Stilt	527.73	Sq.m	₹ 145.00	₹ 80,000.00
	Ground Floor	1259.80	Sq.m	₹ 145.00	₹ 1,80,000.00
	1st Floor	1259.80	Sq.m	₹ 145.00	₹ 1,80,000.00
	2nd Floor	1259.80	Sq.m	₹ 145.00	₹ 1,80,000.00
	3rd Floor	1259.80	Sq.m	₹ 145.00	₹ 1,80,000.00
8	Painting				
	Stilt	527.73	Sq.m	₹ 65.00	₹ 30,000.00
	Ground Floor	1259.80	Sq.m	₹ 85.00	₹ 1,10,000.00
	1st Floor	1259.80	Sq.m	₹ 85.00	₹ 1,10,000.00
	2nd Floor	1259.80	Sq.m	₹ 85.00	₹ 1,10,000.00

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	3rd Floor	1259.80	Sq.m	₹ 85.00	₹ 1,10,000.00
9	POP False Ceiling				
	Ground Floor	148.76	Sq.m	₹ 850.00	₹ 1,30,000.00
	1st Floor	148.76	Sq.m	₹ 850.00	₹ 1,30,000.00
	2nd Floor	148.76	Sq.m	₹ 850.00	₹ 1,30,000.00
	3rd Floor	148.76	Sq.m	₹ 850.00	₹ 1,30,000.00
10	Flooring				
	Stilt	247.74	Sq.m	₹ 250.00	₹ 60,000.00
	Common Areas				
	Ground Floor	6.76	Sq.m	₹ 850.00	₹ 10,000.00
	1st Floor	6.76	Sq.m	₹ 850.00	₹ 10,000.00
	2nd Floor	6.76	Sq.m	₹ 850.00	₹ 10,000.00
	3rd Floor	6.76	Sq.m	₹ 850.00	₹ 10,000.00
	Inside Flats				
	Ground Floor	198.35	Sq.m	₹ 800.00	₹ 1,60,000.00
	Ground Floor	198.35	Sq.m	₹ 800.00	₹ 1,60,000.00
	1st Floor	198.35	Sq.m	₹ 800.00	₹ 1,60,000.00
	2nd Floor	198.35	Sq.m	₹ 800.00	₹ 1,60,000.00
	3rd Floor	198.35	Sq.m	₹ 800.00	₹ 1,60,000.00
11	Doors				
	Ground Floor	71.40	Sq.m	₹ 3,000.00	₹ 2,10,000.00
	1st Floor	71.40	Sq.m	₹ 3,000.00	₹ 2,10,000.00
	2nd Floor	71.40	Sq.m	₹ 3,000.00	₹ 2,10,000.00
	3rd Floor	71.40	Sq.m	₹ 3,000.00	₹ 2,10,000.00
12	Windows				
	Ground Floor	23.06	Sq.m	₹ 3,000.00	₹ 70,000.00
	1st Floor	23.06	Sq.m	₹ 3,000.00	₹ 70,000.00
	2nd Floor	23.06	Sq.m	₹ 3,000.00	₹ 70,000.00
	3rd Floor	23.06	Sq.m	₹ 3,000.00	₹ 70,000.00
13	Ventilators				
	Ground Floor	5.25	Sq.m	₹ 2,000.00	₹ 10,000.00
	1st Floor	5.25	Sq.m	₹ 2,000.00	₹ 10,000.00
	2nd Floor	5.25	Sq.m	₹ 2,000.00	₹ 10,000.00
	3rd Floor	5.25	Sq.m	₹ 2,000.00	₹ 10,000.00
14	Tiling in Bathroom & Kitchen				
	Ground Floor	102.50	Sq.m	₹ 650.00	₹ 70,000.00
	1st Floor	102.50	Sq.m	₹ 650.00	₹ 70,000.00
	2nd Floor	102.50	Sq.m	₹ 650.00	₹ 70,000.00
	3rd Floor	102.50	Sq.m	₹ 650.00	₹ 70,000.00
15	Lift Room and Mumty	24.47	Sq.m	₹ 8,500.00	₹ 2,10,000.00
16	Staircases from Stilt till Terrace (2 Flights)	73.20	Sq.m	₹ 4,500.00	₹ 3,30,000.00
17	Railing	250.00	RM	₹ 2,200.00	₹ 5,50,000.00
18	1 Nos. Lifts	1.00	Nos.	₹ 15,00,000.00	₹ 15,00,000.00
19	Lumpsum Value for Fire Fighting Works	1.00	LS		₹ 5,00,000.00
20	Waterproofing Treatment and Brick Bat coba roof terracing including all labour and material.	272.51	Sq. m	₹ 650.00	₹ 1,80,000.00

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
				Sub-Total	₹ 147,30,000.00
21	Sanitary Fittings	10.00%	of above		₹ 14,73,000.00
22	Electrical Fittings	10.00%	of above		₹ 14,73,000.00
18	Supervision, Administrative Cost, Exigencies & Emergencies cost	5.00%			₹ 7,40,000.00
	Grand Total				₹ 184,16,000.00
Say					₹ 184,00,000.00