

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 " Krishna Valley" [UPRERA Application No 95824] situated SITUATED AT Plot No.R-6, Sector-D, Shastripuram, Agra Demarcated by its boundaries (latitude and longitude of the end points) 27°11'52.71"N, 77°55'28.95"E to the North 27°11'47.06"N, 77°55'29.43"E to the South 27°11'49.43"N, 77°55'30.77"E to the East 27°11'49.50"N, 77°55'28.24"E to the West at Shastripuram, Agra under Agra Development Autohority, Pin 282007 admeasuring 11900 sq.mts. area being developed by Krishna Bhu Vikas LLP

1 I, Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project "Krishna Valley" [UPRERA Application No. 95824 situated at Plot No.R-6, Sector-D, Shastripuram, Agra under Agra Development Autohority, Pin 282007 admeasuring 11900 sq.mts. area being developed by Krishna Bhu Vikas LLP

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 A.K. Upadhyay as Architect & Structural Engineer
 - (iii) Shri Rajbeer as Site supervisor

2 The project is New. 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. Currently Only the Material has been purchased and levelling work is done with limited man power due to Covid-19 Pandemic. The cost of material as available on site is considered as incurred cost.

3 We estimate the Total Cost for completion of the project under reference as ₹ 22250000 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 ₹ 1600000 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 ₹ 20650000 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

Krishna Valley

(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 ₹)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 160,00,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 160,00,000.00
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)	0.00%

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).	₹ 60,50,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 16,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	26.45%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 44,50,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (For additional Development in Parks)	₹ 2,00,000.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	25.60%

Signature of Engineer :

Name: Vikas Verma

Address : 4 A, Nikhil Estate, Shastripuram, Agra

Aadhar No. 421969503203

PAN No.: AFQPV1438L

(113)

**ESTIMATE OF DEVELOPMENT WORKS
ABSTRACT OF COST**

**Estimate for Internal Development works at Plot No.R6, Shashtripuram Yojna,
Agra**

A. INTERNAL DEVELOPMENT WORK

1	Construction of Roads.	Rs.	1717100.00
2	Construction of Drains.	Rs.	957150.00
3	Construction of Parks.	Rs.	323160.00
4	Construction of Dalav Ghar.	Rs.	34872.00
5	Tree Plantation	Rs.	100000.00
6	Water Supply / O.H.T	Rs.	774540.50
7	Sewer Line	Rs.	1018000.00
8	Electrification	Rs.	497000.00

Sub Total Rs. 5421822.50
say 5500000.00

With Add : 10% Escalation Rs. 550000.00

Total Rs. 6050000.00

Say Total Amount Rs. 6050000.00



INTERNAL DEVELOPMENTS WORKS, ESTIMATE

Estimate for Internal Development works at Plot No.R6, Shashtripuram Yojna, Agra

S. No.	Quantity	Unit	Item of Work	Rate	Amount
(1)	(2)	(3)	(4)	(5)	(6)
1	Construction of Roads :				
	350.00	Rmt.	Construction of road with 15 cm thick layer of stone soling coat 12 cm. thick inter coat and 8 cm. thick top coat of stone ballast and also including first coat painting after W.B.M. surface, 2 cm. thick premixing carpet with seal coat as per schedule a or cc roads or cc block road with same crushing strength.	4906.00	1717100.00
				Total	1717100.00
2	Construction of Drains :				
2.1		RM	Construction of K.C. 'A' type drain as per standard design and specification as per direction E/L.	173.00	0.00
2.2		RM	Construction of K.C. 'B' type drain as per standard design and specification as per direction E/L.	235.00	0.00
2.3	700.00	RM	Construction of 'U' type drain as per details, design and specification approved by E/L etc. all complete.	1297.00	907900.00
2.4	1.00	Nos.	Construction of drain crossing as per details drawing/design and specification and section approved by E/L etc. all complete.	49250.00	49250.00
				Total	957150.00
3	Construction of Park :				
3.1	240.00	Rmt.	Construction of Park including of earth work in excavation foundation brick ballast in 100 : 16 : 32 in foundation brick work in 1:6 cement sand mortar in superstructure, fixing of grills etc. all complete as per direction E/L.	1284.00	308160.00
3.2	3.00	Nos.	Supply and Fixing of Gate.	5000.00	15000.00
				Total	323160.00
4	Construction of Dalav Ghar :				
4.1	1.00	Nos.	Construction of Dalav Ghar as per detail design and specification approved by ADA etc. all complete including supply of all material labour and T&P all complete.	34872.00	34872.00
				Total	34872.00
5	Tree Plantation :				
5.1	1	Job	Tree plantation including tree guards maintenance etc. all complete.(L.S.)	100000.00	100000.00
				Total	100000.00
6	Water Supply :				
6.1	700.00	Rmt.	Supply and laying of 90mm dia PVC pipe ISI mark including of labour material T&P etc. required for proper completion of work.	1079.00	755300.00
6.2			Supply of PVC special		0.00
6.2a	10	Nos.	Tee 90 x 90 x 90 mm	68.50	685.00
6.2b	10	Nos.	Bend 90 x 90 x 90 mm	84.40	844.00
6.2c	25	Nos.	Socket	40.00	1000.00
6.2d	5	Nos.	End Cap	29.10	145.50
6.2e	2	Nos.	C.I. Flange	40.00	80.00
6.2f	10	Ltr.	Cement Solution	147.00	1470.00
6.2g	1	Nos.	S/F of fire hydrant including all complete.	1712.00	1712.00
6.3	420.00	M ³	Earth work in excavation in foundation in ordinary soil including lift upto 1:5 and load upto 3.0m.	18.00	7560.00

6.4	2	Nos.	Supply and fixing of double flange Sluice Valve including chamber etc. all complete [1312 + 1560]	2872.00	5744.00
6.5	0	Nos.	Fixing of submersable pump and boring of tube well 100 mm. size etc. all complete.	100000.00	0.00
6.6	0	Ltr.	Construction of O.H.T including all complete as per design	20.00	0.00
				Total	774540.50
7	Construction of Sewer Line :				
7.1	350.00	Rmt.	Supply, laying and jointing 250mm dia RCC hume pipe in proper slop and alignment as per specification and direction of E/I required for proper completion of work.	980.00	343000.00
7.2	25.00	Nos.	Construction of inspection chamber of size 1.00 x 1.20 in 1:4 cement and sand mortar including RCC slab MS, mainhole cover, footrest etc. all complete required for proper completion of the work.	27000.00	675000.00
7.3	0.00	Nos.	Cost of sewer treatment plan	4000000.00	0.00
				Total	1018000.00
8	Electrification :				
7.4	14.00	Nos.	Supply and fixing of Electric poles with conductors as per specification of UPSEB etc. all complete required for proper completion of the work as per direction of E/I. or as per norms of D.V.V.N.L./Torrent.	35500.00	497000.00
				Total	497000.00
				Grand Total	5421822.50
				say	5500000.00

Annexure Table A

Reference No. : Annexure Engg. Certificate

Name of Owner : M/s Krishna Bhu Vikas LLP

Address of Property : Villa at Krishna Valley

Scope of work : Estimate for the construction of GF,FF & Mumty

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	96.17
Ground Floor Covd. Area	71.99
First Floor Covd. Area	71.99
Mumty Covd. Area	8.76
Total Covered area	152.74

Total Estimated Cost for Civil Works : ₹ 20,00,000.00
Rs . Twenty Lacs Only

Estimate for Civil Works

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation including all of material and labour	72.85	Cu. m	₹ 120.00	₹ 8,700.00
2	100 mm Plain Cement Concrete in Foundation incld. all material and labour	6.14	Cu. m	₹ 3,100.00	₹ 19,000.00
3	I-class Brickwork in 1:6 cement mortar over lime concrete in foundation and plinth including all material and labour	22.53	Cu. m	₹ 6,200.00	₹ 1,39,700.00
4	2.5 cm c.c. Damp proof course including supply of material and labour	11.13	Sq.m	₹ 330.00	₹ 3,700.00
5	I-class Brickwork with cement mortar in superstructure including supply of material and labour				
	Ground Floor	34.51	Cu.m		
	First Floor	34.04	Cu.m		
	Mumty	9.34	Cu.m		
	Parapet	2.89	Cu.m		
	Boundary	2.42	Cu.m		
	Deductions in Doors & Windows	-6.27	Cu.m		
	Total	76.92	Cu.m	₹ 5,500.00	₹ 4,23,000.00
6	R.C.C. work excluding steel and its bending but including centering, shuttering and binding steel.				
	Ground Floor	9.00	Cu.m		
	First Floor	9.00			
	Mumty	1.10	Cu.m		
	Total	19.09	Cu.m	₹ 7,000.00	₹ 1,33,600.00
7	Mild steel work including bending in reinforcement bars at 1.25% of above qty including all material and labour	18.73	Qtl	₹ 4,500.00	₹ 84,300.00
8	12 mm Cement plastering 1:6 of ceiling including all material and labour				
	Ground Floor	71.99	Sq. m		
	First Floor	71.99	Sq. m		
	Mumtv	8.76	Sq. m		
	Total	152.74	Sq. m	₹ 210.00	₹ 32,100.00
9	12 mm Cement plastering 1:6 of inside and outside wall incld. all material and labour				
	Ground Floor	386.51	Sq.m		
	First Floor	378.32			
	Mumty	81.20	Sq.m		
	Parapet	50.19	Sq.m		
	Boundary	21.03	Sq.m		
	Deductions for Doors & Windows	-54.50	Sq.m		
	Total	862.75	Sq.m	₹ 200.00	₹ 1,72,600.00
10	Painting ceiling with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	71.99	Sq. m		

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	First Floor	71.99			
	Mumty	8.76			
	Total	152.74	Sq. m	₹ 100.00	₹ 15,300.00
11	Wall painting with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	359.26	Sq. m		
	First Floor	355.64			
	Mumty	76.64	Sq. m		
	Parapet	50.19	Sq. m		
	Boundary	21.03	Sq. m		
	Total	862.75	Sq. m	₹ 90.00	₹ 77,600.00
12	Vitrified Tiles, over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry including rubbing, polishing including all material and labour				
	Ground Floor	71.99	Sq.m		
	First Floor	71.99	Sq.m		
	Total	143.98	Sq.m	₹ 800.00	₹ 1,15,200.00
13	2.5 cm thick Kota stone flooring over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry in open area incld. All material & labour	24.18	Sq.m	₹ 800.00	₹ 19,300.00
14	Providing and laying floor tiles in toilet, bath & wc over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry including all material and labour				
	Ground Floor	9.27	Sq.m		
	First Floor	8.38			
	Total	17.64	Sq.m	₹ 700.00	₹ 12,400.00
15	Providing and laying wall tiles in toilet and kitchen over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry supply of material and labour etc.				
	Ground Floor	26.74	Sq.m		
	First Floor	26.11			
	Total	52.86	Sq.m	₹ 600.00	₹ 31,700.00
16	Providing and fixing Doors panelling including all materials, labour and T&P	14.00	Nos.	₹ 5,600.00	₹ 78,400.00
17	Providing and fixing Windows panelling including all materials, labour and T&P	8.00	Nos.	₹ 6,000.00	₹ 48,000.00
18	Painting of M.S. frame, grill etc and Wooden Panel Doors, window and ventilator incld. all material, labour and T&P	109.00	Sq. m	₹ 120.00	₹ 13,100.00
19	Brick Bat coba roof terracing including all labour and material.	79.19	Sq. m	₹ 600.00	₹ 47,500.00
20	Providing and fixing of main gate	1.00	Nos.	₹ 30,000.00	₹ 30,000.00
				Sub-Total	₹ 15,05,200.00
21	Sanitary & Water supply arrangements @	10.00%	of above		₹ 1,50,500.00

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
22	Electric fittings & fixtures arrangement @ 10.00% of above				₹ 1,50,500.00
23	Construction & Material Cost				₹ 18,06,200.00
24	Add for Overheads @ 10% of Above				₹ 1,80,620.00
25	Total Cost of Construction				₹ 19,86,820.00
			Say		₹ 20,00,000.00