

Er. Akash Sharma

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Pan No.:JREPS7740R

FORM-R

ENGINEER'S CERTIFICATE

Date:-05-09-2022

(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 1 No. of Building(s)/Block(s) of the 1st Phase of the Project Navrang Square [New UPRERA Registration] situated on the Khasra No 1106,1112 Demarcated by its boundaries (latitude and longitude of the end points) 28°39'12"N 77°26'16"E to the North 28°39'10"N 77°26'17"E to the South 28°39'11"N 77°26'18"E to the East 28°39'11"N 77°26'15"E to the West of village Kela Tehsil Ghaziabad Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 3016.88 sq.mts. area being developed by Renowned Buildtech Pvt Ltd.

I Akash Sharma have undertaken assignment as Engineer for certifying Percentage of Completion Work of 1 No. of Building(s)/Block(s) of the 1st Phase of the Project Navrang Square [New UPRERA Registration] situated on the Khasra No 1106,1112 Demarcated by its boundaries (latitude and longitude of the end points) 28°39'12"N 77°26'16"E to the North 28°39'10"N 77°26'17"E to the South 28°39'11"N 77°26'18"E to the East 28°39'11"N 77°26'15"E to the West of village Kela Tehsil Ghaziabad Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 3016.88 sq.mts. area being developed by Renowned Buildtech 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 are appointed by owner / Promotor :-

- (i) Shri Prashant Chauhan as L.S. / Architect ;
- (ii) M/s Keen Associates pvt. Ltd.as Structural Consultant
- (iii) M/s Paradise consultants as MEP Consultant
- (iv) Shri Prince Kumar 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. 250915943.00(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 05-09-2022 is calculated at Rs. 0.00(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. 250915943.00 (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 30-8-2027 date is as given in Tables A and B below :

Table A

Building/Wing/Tower

(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 200886690.0
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 200886690.0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0

6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%
(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 50029253.0
2	Cost incurred as on_(based on the actual cost incurred as per records)	Rs 0.0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 50029253.0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%
(Enclose separate sheet for the cost calculations)		


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Signature of Engineer

Annexure-1

Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)

S. No.	Description	Area	Unit
1	Total Area of the Plot	3016.87	SQMT
2	Covered Area on Basement-1	1506.86	SQMT
3	Covered Area on Basement-2	1505.44	SQMT
4	Covered Area on Basement-3	1505.38	SQMT
5	Covered Area on Lower Ground Floor	1066.74	SQMT
6	Covered Area on Upper Ground Floor	1066.74	SQMT
7	Covered Area on First Floor	1066.74	SQMT
8	Covered Area on Second Floor	1066.74	SQMT
9	Covered Area on Third Floor	722.15	SQMT
10	Covered Area on Fourth Floor	266.33	SQMT
11	Covered Area on Terrace Floor	50.19	SQMT
	Total Covered Area	9823.31	SQMT

Cost of Construction as per Ghaziabad Development Authority is Rs. 13450 per Sqmt.

$$= 9823.31 \times 13450 = \text{Rs. } 132123519.50 = \text{Rs. } 132123520$$

Elevation façade with inclusive final finishing work @ Rs 6906 per Sqmt.

$$= 9823.31 \times 7000 = \text{Rs. } 68763170$$

$$\text{Total Amount} = 132123520 + 68763170 = \text{Rs. } 200886690$$

(RUPEES TWENTY CRORE EIGHT LAKHS EIGHTY SIX THOUSAND SIX HUNDRED NINETY ONLY)


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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).

(1.) SUMMARY OF COST - PLUMBING & FIRE FIGHTING WORK

S.NO.	DESCRIPTION	COST/SQFT.	BUILT UP AREA 52997.09
1.0	SCHEDULE OF QUANTITIES		
(I)	SANITARY FIXTURES & CP FITTINGS	60.00	3179825.40
(II)	SOIL, WASTE & VENT PIPING	35.00	1854898.15
(III)	RAIN WATER PIPES	8.00	423976.72
(IV)	INTERNAL WATER SUPPLY	45.00	2384869.05
(V)	COMMON SERVICES FOR TOWER RUNNING AT BASEMENT CEILING LEVEL	9.00	476973.81
	TOTAL (A)	157.00	8320543.13
2.0	EXTERNAL SERVICES		
(I)	EXTERNAL SEWERAGE	9.00	476973.81
(II)	EXTERNAL STORM WATER DRAINAGE	17.00	900950.53
(III)	EXTERNAL WATER SUPPLY	25.00	1324927.25
(IV)	GARDEN HYDRANT SYSTEM	2.00	105994.18
	TOTAL (B)	53.00	2808845.77
3.0	FIRE FIGHTING SYSTEM		
(I)	FIRE HYDRANT SYSTEM	25.00	1324927.25
(II)	AUTOMATIC SPRINKLER SYSTEM	27.00	1430921.43
(III)	FIRE PUMPS, VALVES & ACCESSORIES	27.00	1430921.43
(IV)	PORTABLE FIRE EXTINGUISHERS	3.00	158991.27
	TOTAL (C)	82.00	4345761.38
4.0	PUMPS & WATER TREATMENT EQUIPMENT (E)	27.00	1430921.43
5.0	SEWERAGE TREATMENT PLANT (F)	9.00	476973.81
6.0	GAS FLOODING SYSTEM FOR ESS (H)	8.00	423976.72
-	PLUMBING & FIRE WORKS GRAND TOTAL FOR INTERNAL & EXTERNAL SERVICES	336.00	17807022.24

(2.) SUMMARY OF COST - ELECTRICAL WORK

1.0	TOWER & BASEMENT COSTING (PART A)		
(I)	EXTERNAL ELECTRICAL WORK (SUBSTATION & PANELS, DG SETS MAIN CABLING, EARTHING)	250.00	13249272.50
(II)	INTERNAL ELECTRICAL WORK (POINT WIRING, LV SYSTEM WIRING & CONDUITING) DBS, CABLES & SUBMANS, FIRE DETECTION, PA SYSTEM, LIGHTING PROTECTION SYTEM, SECURITY SYSTEM)	195.00	10334432.55
	TOTAL (A)	445.00	23583705.05
2.0	LIFTS (PART B)	95.00	5034723.55
	GRAND TOTAL (A+B)	540.00	28618428.60

(3.) SUMMARY OF COST - HVAC WORK

(I)	BASEMENT VENTILATION INCLUDING SERVICE AREAS (PART - A)	50.00	2649854.50
(II)	ELECTRICAL WORK (PART - B)	18.00	953947.62
	GRAND TOTAL FOR HVAC WORK (PART A+ PART B + PART C)	68.00	3603802.12

SUMMARY OF COST - FOR MEP WORK (1+2+3)

944.00 50029252.96

50029253


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