



# TECHPRO ENGINEERS PVT. LTD.

(AN ISO 9001: 2008 Certified Company)

103 Ratan Dham, 12/483 McRoberts Ganj,

Kanpur-208001

Tel.: 0512-2525759, 09793209918

e-mail: [info@techproindia.com](mailto:info@techproindia.com)

Web site: [www.techproindia.com](http://www.techproindia.com)

FORM-R

## ENGINEER'S CERTIFICATE (On Letter Head)

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

Sub Certificate of Percentage of Completion of Construction Work of Shivalik Mittals Attalika of the Project [UPRERA Registration Number]UPRERAPRJ4478 situated on the Arazi No. 658, Singhpur, Kachhar, Kalyanpur Kanpur Demarcated by its boundaries (latitude and longitude of the end points)26.5318,26.5322,80.2605, 80.2605 to the North Arazi No.4,73 mt.Road Thereafter Arazi No 659&660 SouthArazi No. 657 to the East 60 feet Road to the West of Arazi no. 656 village Singhpur, Tehsil Kanpur, Kanpur Development Authority (Competent/ Development) District Kanpur PIN 208017 admeasuring 7970 sq.mts. area being developed by M/s Galaxy Real Estate Developers and Builders(P) Ltd [Promotor's Name]

I/WeTechpro Engineers Private Limited have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Shivalk Mittal's Attalika of Block -A and Block -B of the Project, situated on the Khasra No/ Plot no 658 of village Singhpur, Kalyanpur Kanpur, Tehsil Kanpur, Kanpur development authority, Kanpur District Kanpur PIN 208017 admeasuring 7970 00 sq.mts. area being developed by Galaxy Real Estate Developers and Builders Pvt Ltd [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.**

I Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Mr. Vijai Prakash Gupta as Architect
- (ii) Shri Arvind Garg as Structural Consultant
- (iii) M/s CEMO as MEP Consultant
- (iv) Shri R.K. Singh as Site Supervisor

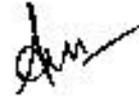
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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.33,63,10,945.00 (Rs.Thirty Three Hundred Sixty Three Lakh Ten Thousand Nine Hundred Forty Five Only) on the construction of Block -A and Block -B ,Land Cost,KDA Fees,Professional Fees And development works ,(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 22/07/2018 is calculated at Rs.33,63,10,945.00 (Rs.Thirty Three Hundred Sixty Three Lakh Ten Thousand Nine Hundred Forty Five Only) on the construction of Block -A and Block -B ,Land Cost,KDA Fees,Professional Fees And development works ,(Total of S.No. 1 In Tables A and B) including cost of development of common facilities. 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.0.00 (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 is completed on the 25/07/2018 date is as given in Tables A and B below :





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**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).	35200000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	35200000.00
3	Work done in Percentage (as Percentage of the estimated cost)   Row 2 / Row 1   *100 )	100
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items   (Row 2 + Row 5) / (Row 1 + Row 5) *100 )	100
(Enclose separate sheet for the cost calculations)		



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**Table A**

**Building/Wing/Tower bearing Number A-Block and B-Block**

(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)	336310945.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	336310945.00
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	100
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ) ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	100

**(Enclose separate sheets for the cost calculations for each unit/building or tower)**



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## Cost Incurred in the construction work of Group Housing Project Shivalik Mittal's Attalika situated at 658, Singhpur, Kalyanpur, Kanpur

No	Item/Particulars				Qty. Unit	Rate/ Amount	
		Block-A	Block-B	Unit A+B		Unit RS.	PS.
<b>Ground Floor</b>							
<b>1- Foundation work</b>							
	Foundation in ordinary soil (loam clay or sand) including lift up to 1.50 mtr. And lead up to 30 mtr. And including filling watering and ramming of excavated earth into the trenches or into the space between the building and the sides of foundation trenches or in to the plinth and removal and disposal of surplus earth as directed by the Engineer in charges up to a distance of 30mtr. from the foundation trenches.				6000 Cu Mtr.	150	900000
<b>2- Earth filling from out side earth</b>							
	Earth filling from carted earth brought from far out side with carriage of 5 km distance including ramming of earth in 30cm layer in the setback				9840 Cu Mtr.	175	1722000
<b>3- R.C.C. work (RCC wall)</b>							
a-	R.C.C. work in slab, beam and lintel work with cement approved coarse sand and 2 cm gauge approved stone grit in proportion of 1:2:4 in lintels of door/windows excluding pply of reinforcement and its binding but including its fixing and welding the same with 24 B.W.G.I. binding wire and including necessary centering and shuttering etc. and supply of all materials, labour, tools & plants etc. required for proper completion of the work including cost of binding wire. The rate excludes making of drip course which shall be paid extra.				134.5	6000	807000
b-	Foundation Slab				1031.4 Cu Mtr.	6000	6188160
c-	Foundation Beam				902.36 Cu Mtr.	6000	5414160

Branch Office: 131, 1<sup>st</sup> Floor, Patparganj Industrial Area, Delhi-110 092, Ph : 011-43519098

d- Basement Slab				441.35		6000	2648100
e- Basement Beam				410.35		6000	2462100
f- Column				154.85		6000	929106
g- Slab Volume	1337.16	1165.6	Cu Mt	2502.7		Cu.Ml. 6000	15016380
h- Beam Volume	1356.91	1095.6	Cu.Mt.	2452.5		Cu Mt 6000	14714880
i- Lift				293.28		6000	1759695
<b>4- Window frames</b>							
Sal wood door/window framed and fixed including simple mouldings, straight work as in chauhats including supply of all materials, labour T & P	131.04	127.76	Cu Mt	258.8		Cu.Mt. 45000	11646000
<b>5- Window shutter</b>							
Peak wood window panel with 5 mm thick float glass including finishing and polishing, supply of all materials, labour T & P etc.	5.08	5.25	Cu.ml.	10.33		Sq Mt 75000	774750
<b>6- Door shutter</b>							
35 mm thick commercial flush door with fitting including necessary hardware peak wood lipping & two coat enamel painting on both side including supply of all materials, labour, T & P	1634.66	1640.2	Sq.Mt	3274.8		Cu Mt. 1500	4912260
<b>7- Glass work</b>							
Supply and fixing 5 mm thick float glass including supply of material, labour, T & P etc.	147.21	133.82	Sq.Mt.	281.03		Sq.Mt. 500	140515
<b>8- Brick work</b>							
M-150 brick work in One cement and Six Coarse sand in foundation and plinth 4.5"th Brick wall including supply of all materials, labour, tools & plants etc. required for proper completion of the	12328.2	10770	Sq.Mt.	30000		Sq.Mt 350	10500000
<b>9- Plaster work</b>							
12 mm thick cement plaster in ceiling with cement and fine sand in proportion of 1:6 complete. Including supply of materials, labour T & P etc. required for proper completion of the work.	36977.5	29755	Sq.Mt	75000		Sq Mt. 120	9000000
<b>10- Paint in outer wall</b>							
Snowcem washing in three coat including supply of all material labour, Tool & Plants etc. required for proper completion of the work.	6647.34	7213.4	Sq Mt.	13861		Sq.Mt 140	1940509.2
<b>11- Paint in inside wall</b>							
Oil bound distemper in three coat in internal wall and ceiling using approved colouring material of buff blue grey or brown shade including supply of all materials, labour, T& P etc. required for proper completion of the work.	30330.2	22541	Sq Mt.	52871		Sq.Mt 60	3172276.2
<b>12- Grill work (Step) work</b>							
M.S. grill for stair railing, window and Parapet work, including supply of all material labour, Tool & Plants etc. required for proper completion of the work				176		Mt 70000	12320000

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**13- Tor steel**

M.S. steel Tor bars in plain work such as R.C.C. work including bending for proper shape and including supply of steel and its wastage bend hooks and authorised overlapping shal be measured and including cost of linking wire

1629 M 57000 92853000

**14- Tiles work**

Supply and fixing 6 mm thick ceramic designer vitrified floor tiles 605x605

11848.6 9771.9 Sq.Mt. 21621 Sq.Mt. 750 16255420

a- Tiles work in wall (Kitchen & Toilet) 305x455

3246.85 3542.3 Sq.Mt. 6789.1 Sq.Mt. 750 5091847.5

b- Sorting work 4" wide

1592.4 1416.1 Sq.Mt. 3008.5 Sq.Mt. 750 2256390

**15- Kitchen counter**

20 mm thick greynite including supply of all material labour. Tool & Plants etc. required for proper completion of the work.

497.8 543.05 Sq.Mt. 1040.9 Sq.Mt. 250 260212.5

**16- Water proofing in toilet**

Water proofing in toilet with two core soft polymer painting with one core of 12 mm thick plaster including labour. T & P etc

3000 Sq.Mt. 320 960000

**17- Brick bat coba**

Water proofing on terrace in brick bat coba including water proofing chemical and supply of all material T & P etc.

2000 Sq.Mt. 700 1400000

**18- Shuttering**

12 mm thick ply shuttering required for foundation beam, column, slab, floor beam etc. with necessary wooden battence for fixing of ply including supply of all material T & P etc.

60000 Sq.Mt. 150 9000000

226004761.4

Add. 16% for electrification, water supp and sanitation work **36160761.82**

**19- Lift**

Opis make passenger high speed lift including installation & supply of materials, labour, T & P etc

**Total 262165523.2**

a- 10 passenger lift

2 2E+06 6600000

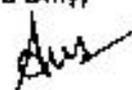
b- Stretcher lift

2 2E+06 4600000

**Total 273365523.2**

**Say: 273365600.00**

**(Rs. Twenty Seven Crore Thirty Three Six Lakh Sixty Five Thousand Six Hundred Only)**





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**Cost Incurred for the External work for the project "Shivaji Mittal's Attulika", 656 - Singpur Kalyanpur, Bahpur**

No	Item/Particulars	Unit	Qty.	Unit	Rate	Amount	
					Unit	RS.	PS.
<b>1- BOUNDARY WALL</b>							
	Boundary wall over RCC column, beam, brickwork, plastering and painting.		300	RMT	8000.00	2400000.00	
<b>2- STP</b>							
a-	Civil Work Of Sewerage treatment plant including RCC, Brick work, water proofing work Etc.					2500000.00	
b-	Sumpwell 24 KLH/ 8 m D5PC40/2 submersible sludge type cutter pump 2 Nos, DAFF reactor PVC COOLFIL CD-B 27 structured media, Double edge folded PVC MEDIA, UV Stabilized of size 1200 x 600 mm along with glue 77m <sup>3</sup> , MBBR PP Cool Float - Random Media, CD BF 22 - Surface Area 400m <sup>2</sup> - 2.8 m <sup>3</sup> , 14 Nos. Air diffusers 65 mm Dia x 1000 mm long diffuser SILICONE based membrane, PP support tube of 4mm thick - Non buoyant design, 2 nos. ROOT'S BLOWER 130CuM/hr with motor, PVC COOL. Tube CD FS 60 Diamond shape Vertical height - 0.5m Angle of inclination - 55 deg - 1.25 M <sup>3</sup> , Secondary Settling zone, Treated Water Tank 2 Nos. - 31 klh @ 55m Vertical Multistage Pump DVMS 45/10 0-2, Fabrication, fitting & wiring of 1 No Electrical Panel with locking arrangement, CPVC & LPVC Pipes, valves, flanges & other fittings (as per site), SS Bar screen and SS wire mesh, sand Filter 26 KLH MSRP, Activated Carbon Filter 26 KLH MSRP, Media fixation, plumbing, electrical cabling, Mesh-fixation etc Commissioning, testing & Training					2500000.00	
<b>4- UNDER GROUND WATER TANKS</b>							
	RCC underground water tanks including reinforcement, footing, RCC floor, RCC slab including plastering alongwith waterproofing		200000	ltr	10.00	2000000.00	
<b>3- RAIN WATER HARVESTOR</b>							
a)	Hydro- Cyclone: construction of cyclone chamber including necessary brick work in the different thickness as per the drawing along with all plumbing work required.		1	Job		2500000.00	

*Am*

b) Settler : RCC footing and retaining walls outside and inside in two layers steel with rcc slab in top and manhole covers including all necessary plumbing work required for the completion of the work . Including media support @ centre to centre , 75 mm PVC pipe fitted with CC and 2 no. 8 mm steel bar along with tube settler media CDTS 60 diamond shape including hydrolic line and transfer port.

c) Injection well : in brickwork of require depth alongwith a deep boring of 100 mm diameter alongwith a filter of coarsesand , stone grit of various size , brick ballast and perforated lateral collector including Top RCC Slab along with tube settler media CDTS 60 diamond shape.

#### 4- ROADS

RCC roads all around the premises over 45 cm thick WBM including necessary reinforcement and concrete in M40 grade RMC

2800 Sqmt 3000.00 8400000.00

#### 5- CLUB HOUSE

Basement,Ground Floor,First Floor,Second Floor And Third Floor Consists Of RCC frame structure with collapsable doors including tile flooring , false ceiling roofing with concealed lights , toilets and toughened glass cladding from outside , SS railing in the staircase .

300 Sqmt 25000.00 7500000.00

#### 6- Water Bodies

A Fountains including Civil Work,Mosaic Tiles,Fountain Jets,Pressure Pumps ,Nozzle Etc.

4 Nos. 1.5 2400000.00

TOTAL . 35200000.00

(RUPEES THREE HUNDRED FIFTY TWO LAKH ONE )



2024/05/20