



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 2 No's of blocks of the Project [UPRERAPRJ12381] situated on the part of Khasra 663 Demarcated by its boundaries (latitude and longitude of the end points) 27°12'12.65"N 77°58'33.83"E to the North, 27°12'11.76"N, 77°58'33.28"E to the South, 27°12'12.71"N 77°58'32.97"E to the East, 27°12'13.31"N 77°58'31.66"E to west at Mauja Gailana, Agra, Under Agra Development Authority, PIN 282009 admeasuring 1293.00 sq.mts. area being developed by M/s Sanwariya Builders and Developers

I/We Vishal Solanki have undertaken assignment as Project Engineer only for certifying Percentage of Completion Work of the Yashoda Enclave 2, Near Halwai ki Bagichi, Old Mathura road, under Agra Development Authority development authority PIN 282009, admeasuring 1293.00 Sq.m area being developed by M/s Sanwariya Builders and Developers

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:
Authority
(ii) M/s/Shri/Smt as Structural Consultant
(iii) M/s/Shri/Smt as MEP Consultant
(iv) M/s/Shri/Smt Vivek James 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 ₹ 4.00 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 14th September 2018 is calculated at ₹ 2.33 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 ₹ 1.67 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 14th September 2018 date is as given in Tables A and B below :

Table A1 Block A

(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)	₹ 2,15,00,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 1,55,50,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	72.33%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 59,50,000.00
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)	72.33%
	(Enclose separate sheets for the cost calculations for each unit/building or tower)	

Table A2 Block B

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)	₹ 1,85,00,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 77,50,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	41.89%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 1,07,50,000.00
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)	41.89%

Signature of Engineer

Name: Vishal Solanki

Address: 1st Floor, Ellora Complex, Khandari X-ing, Agra

Aadhar No.: 7794 5387 6451

PAN No.: ASLPS5347K

Investment Certificate

Reference No.	:	NIRM/2018-19/AP/07
Dated	:	Friday, 14 September 2018
Name of Owner	:	M/s Sanwariya Builders and Developers
Address of Property	:	Yashoda Enclave 2, Near Halwai ki Bagichi, Old Mathura road, Agra
Scope of work	:	Estimation of Civil & Finishing works done till date to reflect the investment done

Total Estimated Cost for Construction in the Project	₹ 3,92,00,000.00
External development	₹ 8,00,000.00
Total Estimated Amount	₹ 4,00,00,000.00
Investment till date	₹ 2,33,00,000.00
Balance Investment to be done	₹ 1,67,00,000.00

(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.)	Percentage complete	Investment till date
1	Boundary wall	20.00	RM	₹ 5,000.00	₹ 1,00,000.00	100.00%	₹ 1,00,000.00
2	Landscaping & Parks		LS		₹ 2,00,000.00	50.00%	₹ 1,00,000.00
2	Internal Pavement	639.00	Sq.m	₹ 450.00	₹ 2,90,000.00	100.00%	₹ 2,90,000.00
3	Main Gate	1.00	LS	₹ 65,000.00	₹ 65,000.00	100.00%	₹ 65,000.00
	RWH				₹ 1,00,000.00	100.00%	₹ 1,00,000.00
					₹ 7,55,000.00		₹ 6,55,000.00
7	External Electrical fitting	5.00%	of above		₹ 40,000.00	100.00%	₹ 40,000.00
8	Grand Total				₹ 8,00,000.00		₹ 7,00,000.00

Estimate for Civil Works (Block D)

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)	Percentage complete	Investment till date
1	Excavation in foundation	129.60	Cu.m	₹ 175.00	₹ 20,000.00	100.00%	₹ 20,000.00
	RCC work in foundation	62.11	Cu.m	₹ 4,500.00	₹ 2,80,000.00	100.00%	₹ 2,80,000.00
	Shuttering	91.39	Sq.m	₹ 200.00	₹ 20,000.00	100.00%	₹ 20,000.00
	Steel Reinforcement for above concreting @ 1.5%	7.31	MT	₹ 42,500.00	₹ 3,10,000.00	100.00%	₹ 3,10,000.00
2	R.C.C. work (M 25 Grade Concrete) excluding steel and its bending, centering, shuttering binding wire.						
	Ground floor	95.83	Cu.m	₹ 4,500.00	₹ 4,30,000.00	100.00%	₹ 4,30,000.00
	1st Floor	95.83	Cu.m	₹ 4,500.00	₹ 4,30,000.00	100.00%	₹ 4,30,000.00
	2nd Floor	95.83	Cu.m	₹ 4,500.00	₹ 4,30,000.00	100.00%	₹ 4,30,000.00
3	Steel Reinforcement for above concreting @ 1.5%	33.85	MT	₹ 42,500.00	₹ 14,40,000.00	100.00%	₹ 14,40,000.00
4	Shuttering						
	Slabs						
	Ground Floor	615.69	Sq.m	₹ 250.00	₹ 1,50,000.00	100.00%	₹ 1,50,000.00
	1st Floor	615.69	Sq.m	₹ 250.00	₹ 1,50,000.00	100.00%	₹ 1,50,000.00
	2nd Floor	615.69	Sq.m	₹ 250.00	₹ 1,50,000.00	100.00%	₹ 1,50,000.00
	Column						
	Ground Floor	144.00	Sq.m	₹ 200.00	₹ 30,000.00	100.00%	₹ 30,000.00
	1st Floor	144.00	Sq.m	₹ 200.00	₹ 30,000.00	100.00%	₹ 30,000.00
	2nd Floor	144.00	Sq.m	₹ 200.00	₹ 30,000.00	100.00%	₹ 30,000.00
5	Brick Work						
	Ground Floor	108.86	Sq.m	₹ 5,000.00	₹ 5,40,000.00	100.00%	₹ 5,40,000.00
	1st Floor	108.86	Sq.m	₹ 5,000.00	₹ 5,40,000.00	95.00%	₹ 5,13,000.00
	2nd Floor	108.86	Sq.m	₹ 5,000.00	₹ 5,40,000.00	95.00%	₹ 5,13,000.00
6	Plastering						
	Ground Floor	1690.71	Sq.m	₹ 145.00	₹ 2,50,000.00	100.00%	₹ 2,50,000.00
	1st Floor	1690.71	Sq.m	₹ 145.00	₹ 2,50,000.00	90.00%	₹ 2,25,000.00
	2nd Floor	1690.71	Sq.m	₹ 145.00	₹ 2,50,000.00	90.00%	₹ 2,25,000.00
7	Painting						
	Ground Floor	1690.71	Sq.m	₹ 90.00	₹ 1,50,000.00	0.00%	₹ 0.00
	1st Floor	1690.71	Sq.m	₹ 90.00	₹ 1,50,000.00	0.00%	₹ 0.00
	2nd Floor	1690.71	Sq.m	₹ 90.00	₹ 1,50,000.00	0.00%	₹ 0.00
8	POP False Ceiling						
	Ground Floor	226.40	Sq.m	₹ 850.00	₹ 1,90,000.00	0.00%	₹ 0.00
	1st Floor	226.40	Sq.m	₹ 850.00	₹ 1,90,000.00	0.00%	₹ 0.00
	2nd Floor	226.40	Sq.m	₹ 850.00	₹ 1,90,000.00	0.00%	₹ 0.00
9	Flooring						
	Ground Floor	346.66	Sq.m	₹ 850.00	₹ 2,90,000.00	15.00%	₹ 43,500.00
	1st Floor	330.74	Sq.m	₹ 850.00	₹ 2,80,000.00	0.00%	₹ 0.00
	2nd Floor	330.74	Sq.m	₹ 850.00	₹ 2,80,000.00	0.00%	₹ 0.00
10	Doors						
	Ground Floor	67.20	Sq.m	₹ 2,000.00	₹ 1,30,000.00	30.00%	₹ 39,000.00
	1st Floor	67.20	Sq.m	₹ 2,000.00	₹ 1,30,000.00	20.00%	₹ 26,000.00
	2nd Floor	67.20	Sq.m	₹ 2,000.00	₹ 1,30,000.00	20.00%	₹ 26,000.00
11	Windows						
	Ground Floor	26.11	Sq.m	₹ 2,500.00	₹ 70,000.00	30.00%	₹ 21,000.00
	1st Floor	26.11	Sq.m	₹ 2,500.00	₹ 70,000.00	20.00%	₹ 14,000.00

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)	Percentage complete	Investment till date
	2nd Floor	26.11	Sq.m	₹ 2,500.00	₹ 70,000.00	20.00%	₹ 14,000.00
12	Ventilators						
	Ground Floor	3.60	Sq.m	₹ 2,000.00	₹ 10,000.00	30.00%	₹ 3,000.00
	1st Floor	3.60	Sq.m	₹ 2,000.00	₹ 10,000.00	20.00%	₹ 2,000.00
	2nd Floor	3.60	Sq.m	₹ 2,000.00	₹ 10,000.00	20.00%	₹ 2,000.00
13	Tiling in Bathroom & Kitchen						
	Ground Floor	159.59	Sq.m	₹ 650.00	₹ 1,00,000.00	0.00%	₹ 0.00
	1st Floor	159.59	Sq.m	₹ 650.00	₹ 1,00,000.00	0.00%	₹ 0.00
	2nd Floor	159.59	Sq.m	₹ 650.00	₹ 1,00,000.00	0.00%	₹ 0.00
14	OH water Tanks	10.00	Cu. m	₹ 5,000.00	₹ 50,000.00	0.00%	₹ 0.00
15	Lift Room and Mumty	30.65	Sq.m	₹ 10,000.00	₹ 3,10,000.00	50.00%	₹ 1,55,000.00
16	Staircases from Basement till Terrace (2 Flights)	91.95	Sq.m	₹ 5,500.00	₹ 5,10,000.00	50.00%	₹ 2,55,000.00
17	Railing	55.20	RM	₹ 2,200.00	₹ 1,20,000.00	25.00%	₹ 30,000.00
18	2 Nos. Lifts	2.00	Nos.	₹ 15,00,000.00	₹ 30,00,000.00	0.00%	₹ 0.00
19	Lumpsum Value for Fire Fighting Works	1.00	LS		₹ 5,00,000.00	0.00%	₹ 0.00
20	Waterproofing Treatment and Brick Bat coba roof terracing including all labour and material.	435.24	Sq. m	₹ 850.00	₹ 3,70,000.00	0.00%	₹ 0.00
				Sub-Total	₹ 1,39,30,000.00		₹ 67,96,500.00
21	Sanitary Fittings	12.50%	of above		₹ 17,41,250.00	15.00%	₹ 2,61,187.50
22	Electrical Fittings	12.50%	of above		₹ 17,41,250.00	15.00%	₹ 2,61,187.50
23	Supervision, Administrative Cost, Exigencies & Emergencies cost	5.00%			₹ 7,00,000.00	15.00%	₹ 1,05,000.00
	Grand Total				₹ 1,81,12,500.00		₹ 74,23,875.00
				Say	₹ 1,81,00,000.00		₹ 74,00,000.00

Estimate for Civil Works

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)	Percentage complete	Investment till date
1	Excavation in foundation	1164.33	Cu.m	₹ 175.00	₹ 2,00,000.00	100.00%	₹ 2,00,000.00
	RCC work in foundation	104.82	Cu.m	₹ 4,500.00	₹ 4,70,000.00	100.00%	₹ 4,70,000.00
	Shuttering	57.12	Sq.m	₹ 200.00	₹ 10,000.00	100.00%	₹ 10,000.00
	Steel Reinforcement for above concreting @ 1.5%	12.34	MT	₹ 42,500.00	₹ 5,20,000.00	100.00%	₹ 5,20,000.00
2	R.C.C. work (M 25 Grade Concrete) excluding steel and its bending, centering, shuttering binding wire.						
	Basement	93.86	Cu.m	₹ 4,500.00	₹ 4,20,000.00	100.00%	₹ 4,20,000.00
	Ground Floor	94.59	Cu.m	₹ 4,500.00	₹ 4,30,000.00	100.00%	₹ 4,30,000.00
	1st Floor	94.59	Cu.m	₹ 4,500.00	₹ 4,30,000.00	100.00%	₹ 4,30,000.00
	2nd Floor	94.59	Cu.m	₹ 4,500.00	₹ 4,30,000.00	100.00%	₹ 4,30,000.00
3	Steel Reinforcement for above concreting @ 1.5%	44.46	MT	₹ 42,500.00	₹ 18,90,000.00	100.00%	₹ 18,90,000.00
4	Shuttering						
	Slabs & Beam Sides						
	Basement	611.49	Sq.m	₹ 250.00	₹ 1,50,000.00	100.00%	₹ 1,50,000.00
	Ground Floor	674.75	Sq.m	₹ 250.00	₹ 1,70,000.00	200.00%	₹ 3,40,000.00
	1st Floor	674.75	Sq.m	₹ 250.00	₹ 1,70,000.00	100.00%	₹ 1,70,000.00
	2nd Floor	674.75	Sq.m	₹ 250.00	₹ 1,70,000.00	100.00%	₹ 1,70,000.00
	Columns						
	Basement	104.72	Sq.m	₹ 200.00	₹ 20,000.00	100.00%	₹ 20,000.00
	Ground Floor	114.24	Sq.m	₹ 200.00	₹ 20,000.00	200.00%	₹ 40,000.00
	1st Floor	114.24	Sq.m	₹ 200.00	₹ 20,000.00	100.00%	₹ 20,000.00
	2nd Floor	114.24	Sq.m	₹ 200.00	₹ 20,000.00	100.00%	₹ 20,000.00
5	Brick Work						
	Basement	36.96	Sq.m	₹ 5,000.00	₹ 1,80,000.00	100.00%	₹ 1,80,000.00
	Ground Floor	98.37	Sq.m	₹ 5,000.00	₹ 4,90,000.00	200.00%	₹ 9,80,000.00
	1st Floor	98.37	Sq.m	₹ 5,000.00	₹ 4,90,000.00	300.00%	₹ 14,70,000.00
	2nd Floor	98.37	Sq.m	₹ 5,000.00	₹ 4,90,000.00	200.00%	₹ 9,80,000.00
6	Plastering						
	Basement	1037.57	Sq.m	₹ 145.00	₹ 1,50,000.00	100.00%	₹ 1,50,000.00
	Ground Floor	1749.77	Sq.m	₹ 145.00	₹ 2,50,000.00	100.00%	₹ 2,50,000.00
	1st Floor	1749.77	Sq.m	₹ 145.00	₹ 2,50,000.00	100.00%	₹ 2,50,000.00
	2nd Floor	1749.77	Sq.m	₹ 145.00	₹ 2,50,000.00	100.00%	₹ 2,50,000.00
7	Painting						
	Basement	1037.57	Sq.m	₹ 75.00	₹ 80,000.00	75.00%	₹ 60,000.00
	Ground Floor	1749.77	Sq.m	₹ 90.00	₹ 1,60,000.00	90.00%	₹ 1,44,000.00
	1st Floor	1749.77	Sq.m	₹ 90.00	₹ 1,60,000.00	40.00%	₹ 64,000.00
	2nd Floor	1749.77	Sq.m	₹ 90.00	₹ 1,60,000.00	40.00%	₹ 64,000.00
	POP False Ceiling						
	Ground Floor	226.40	Sq.m	₹ 850.00	₹ 1,90,000.00	80.00%	₹ 1,52,000.00
	1st Floor	226.40	Sq.m	₹ 850.00	₹ 1,90,000.00	80.00%	₹ 1,52,000.00
	2nd Floor	226.40	Sq.m	₹ 850.00	₹ 1,90,000.00	80.00%	₹ 1,52,000.00
8	Flooring						
	Basement	413.95	Sq.m	₹ 450.00	₹ 1,90,000.00	100.00%	₹ 1,90,000.00
	Ground Floor	346.66	Sq.m	₹ 850.00	₹ 2,90,000.00	90.00%	₹ 2,61,000.00
	1st Floor	330.74	Sq.m	₹ 850.00	₹ 2,80,000.00	90.00%	₹ 2,52,000.00
	2nd Floor	330.74	Sq.m	₹ 850.00	₹ 2,80,000.00	90.00%	₹ 2,52,000.00

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)	Percentage complete	Investment till date
9	Doors						
	Basement	12.50	Sq.m	₹ 3,500.00	₹ 43,750.00	100.00%	₹ 43,750.00
	Ground Floor	67.20	Sq.m	₹ 2,000.00	₹ 1,30,000.00	90.00%	₹ 1,17,000.00
	1st Floor	67.20	Sq.m	₹ 2,000.00	₹ 1,30,000.00	50.00%	₹ 65,000.00
	2nd Floor	67.20	Sq.m	₹ 2,000.00	₹ 1,30,000.00	50.00%	₹ 65,000.00
10	Windows						
	Basement	0.00	Sq.m	₹ 2,500.00	₹ 0.00	100.00%	₹ 0.00
	Ground Floor	26.11	Sq.m	₹ 2,500.00	₹ 70,000.00	90.00%	₹ 63,000.00
	1st Floor	26.11	Sq.m	₹ 2,500.00	₹ 70,000.00	50.00%	₹ 35,000.00
	2nd Floor	26.11	Sq.m	₹ 2,500.00	₹ 70,000.00	50.00%	₹ 35,000.00
11	Ventilators						
	Basement						
	Ground Floor	3.60	Sq.m	₹ 2,000.00	₹ 10,000.00	90.00%	₹ 9,000.00
	1st Floor	3.60	Sq.m	₹ 2,000.00	₹ 10,000.00	50.00%	₹ 5,000.00
	2nd Floor	3.60	Sq.m	₹ 2,000.00	₹ 10,000.00	50.00%	₹ 5,000.00
12	Tiling in Bathroom & Kitchen						
	Ground Floor	159.59	Sq.m	₹ 650.00	₹ 1,00,000.00	100.00%	₹ 1,00,000.00
	1st Floor	159.59	Sq.m	₹ 650.00	₹ 1,00,000.00	0.00%	₹ 0.00
	2nd Floor	159.59	Sq.m	₹ 650.00	₹ 1,00,000.00	0.00%	₹ 0.00
13	OH water Tanks	10.00	Cu. m	₹ 5,000.00	₹ 50,000.00	50.00%	₹ 25,000.00
14	Lift Room and Mumty	30.65	Sq.m	₹ 10,000.00	₹ 3,10,000.00	75.00%	₹ 2,32,500.00
15	Staircases from Basement till Terrace (2 Flights)	122.62	Sq.m	₹ 5,500.00	₹ 6,70,000.00	75.00%	₹ 5,02,500.00
16	Railing	55.20	RM	₹ 2,200.00	₹ 1,20,000.00	50.00%	₹ 60,000.00
17	2 Nos. Lifts	2.00	Nos.	₹ 15,00,000.00	₹ 30,00,000.00	0.00%	₹ 0.00
18	Lumpsum Value for Fire Fighting Works	1.00	LS		₹ 5,00,000.00	60.00%	₹ 3,00,000.00
19	Waterproofing Treatment and Brick Bat coba roof terracing including all labour and material.	435.24	Sq. m	₹ 850.00	₹ 3,70,000.00	100.00%	₹ 3,70,000.00
				Sub-Total	₹ 1,62,53,750.00		₹ 1,40,15,750.00
20	Sanitary Fittings	12.50%	of above		₹ 20,30,000.00	25.00%	₹ 5,07,500.00
21	Electrical Fittings	12.50%	of above		₹ 20,30,000.00	25.00%	₹ 5,07,500.00
22	Supervision, Administrative Cost, Exigencies & Emergencies cost	5.00%			₹ 8,10,000.00	25.00%	₹ 2,02,500.00
	Grand Total			Say	₹ 2,11,23,750.00		₹ 1,52,33,250.00
					₹ 2,11,00,000.00		₹ 1,52,00,000.00