

ENGINEER'S CERTIFICATE (On Letter Head)

Ref: Initial Costing for Project Registration

(For The Purpose of Registration of Project)

Subject: Certificate of Estimation of Cost of Construction Work of 01 No. of Building(s)/01 Block(s) of the Complete Project [UPRERA Registration Number - Applied For] situated on the Plot no 9(Part) AP SEN ROAD, Lucknow Demarcated by its boundaries to the Latitude:26°50'06.2" Longitude: 80°55'36.8" to the North, Latitude:26°50'04.4" Longitude: 80°55'36.3" to the South, to the East Latitude:26°50'06.5" Longitude: 80°55'35.9" to the West Latitude:26°50'04.5" Longitude: 80°55'35.7" of City Lucknow Tehsil Lucknow Competent/ Development authority LUCKNOW DEVELOPMENT District Lucknow PIN 226001 admeasuring 2076.243 sq.mts. area being developed by Protostar Infraestates Pvt Ltd.

I/We **Ashish Singh** have undertaken assignment as Project Engineer for Estimating the cost of work to be performed and in future to certifying Percentage of Completion Work of the Building called Celestia of the Project, situated on the Plot no 9(Part) AP SEN ROAD, City of Lucknow, Lucknow Tehsil, Development authority: LUCKNOW DEVELOPMENT AUTHORITY admeasuring 2076.243 sq.mts. area being developed by Protostar Infraestates 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) M/s POINT ARCHITECTS PVT LTD as Architect
- (ii) M/s STRUCTURAL DESIGN LAB as Structural Consultant
- (iii) M/s POINT ARCHITECTS PVT LTD as MEP Consultant
- (iv) Shri Er. Ahad Uddin as Site Supervisor

2. The project is new and some work has been started. 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.

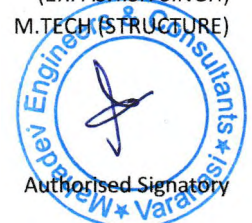
3. We estimate the Total Cost for completion of the project under reference as **Rs.1406.60 Lacs** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed 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 has not yet been calculated thus for the purpose of this initial certificate may be assumed to be at Rs.0/- (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. This shall be provided in subsequent certificates as per measurement done on site.

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.1406.60 Lacs** (Total of S.No. 4 in Tables A and B). **As the measurement has not yet been done for the ongoing work.**

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **01st AUG 2019** date is as given in Tables A and B below :

For M/S Mahadev Engineers And Consultants
(ER. ASHISH SINGH)
M.TECH (STRUCTURE)



Authorised Signatory

Add.:-C-1, Bhuwneshwar Nagar Colony, Varanasi -221002 (U.P.)
Mob.: +91-8188988713, Email: mecplns@gmail.com

Table A
One only Building called Celestia

(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 1379.00 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Not yet Estimated
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 1379.00 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Not yet Estimated
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(See Annexure - 1)		

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 27.60 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	Not yet Estimated
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 27.60 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Not yet Estimated
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(See Annexure - 2)		

Signature of Engineer
Name : ASHISH SINGH



Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Remark

Not yet
Estimated

**PROJECT COST ESTIMATE BASED ON UPPWD PLINTH AREA RATE 2018
FOR PROJECT CELESTIA-PROTOSTAR INFRAESTATES PVT. LTD.
GROUP HOUSING (B+S+7)**

S.No.	Particulars	Ref.No.	Unit	PROPOSED COST		
				RESIDENTIAL CLASS-A		
				Qty.	Rate	Amount (Lacs)
		PAR PWD	Sqm	FRAMED STRUCTURE		
		2018				
1	BASEMENT FLOOR	1.0	Sqm	795.554	17500.00	139.22
2	STILL FLOOR	1.0	Sqm	825.026	13430.00	110.80
3	FIRST FLOOR	1.0	Sqm	818.287	13430.00	109.90
4	SECOND FLOOR	1.0	Sqm	818.287	13430.00	109.90
5	THIRD FLOOR	1.0	Sqm	818.287	13430.00	109.90
6	FOURTH FLOOR	1.0	Sqm	818.287	13430.00	109.90
7	FIFTH FLOOR	1.0	Sqm	818.287	13430.00	109.90
8	SIXTH FLOOR	1.0	Sqm	755.487	13430.00	101.46
9	SEVENTH FLOOR	1.0	Sqm	755.487	13430.00	101.46
10	FIRE SCAPE	1.0	Sqm	281.968	13430.00	37.87
11	LIFT LOBBY ON ALL FLOOR	1.0	Sqm	27.392	13430.00	3.68
12	MUMTY & MACHINE ROOM	1.0	Sqm	83.996	13430.00	11.28
13	GUARD ROOM	1.0	Sqm	1.200	13430.00	0.16
	Total		Sqm	7617.55		1055.43
	Extra Provisions					
10	Add extra height of general 2.9 mt. to 3.0 m every ht. (3.0-2.9)=0.1*530/0.30	2.3	Sqm	6821.99	176.67	12.05
11	Add extra for Antitermite treatment	4	Sqm	825.03	230.00	1.90
12	Add extra for Seventh Story	2.1	Sqm	755.49	230.00	1.74
13	Add extra for Eighth Story	2.1	Sqm	755.49	230.00	1.74
	Extra Services Civil					
14	Add 5% extra for internal W/S & Sewerage works	10.1	Lacs	1055.43	5%	52.77
	Extra Services Electrical					
15	Add 12.5% extra for internal Electrification	10.3	Lacs	1055.43	12.5%	131.93
16	Power wiring & plug 4%	11.1	Lacs	1055.43	4%	42.22
17	Fire Fighting (Alarm & Wet Riser)	8.1+8.2	Sqm	7617.55	1040.00	79.22
					Total	1379.00



ANNEXURE-2

GROUP HOUSING
FOR PROTOSTAR INFRAESTATES (P) LTD. AT PLOT NO. 9, PART OF
KHASRA NO.611,613 AND 614 ,A.P.SEN ROAD, LUCKNOW.

GENERAL ABSTRACT OF COST

S.NO.	PARTICULARS	AMOUNT (RS.)
1	Road Network / Footpath	4,57,800.00
2	Water Supply	7,27,500.00
3	Sewerage System	5,20,230.00
4	Drainage System	3,37,212.00
5	Rain Water Harvesting	3,25,000.00
6	Solid Waste Management	60,000.00
7	Horticulture	19,200.00
8	Safety	57,990.00
9	Electrification	2,50,000.00
	Total	27,54,932.00
	SAY (RS.)	27.60 LACS

