

ENGINEER'S CERTIFICATE

FORM-R

(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 PURVANCHAL KINGS COURT OF 3 No. of Block(s) of the 1ST & FINAL Phase of the Project [UPRERAPRJ3102] situated on the Plot no GH 02 VINAMRA KHAND GOMTINAGAR LUCKNOW, demarcated by its boundaries (Latitude 26 51 32.1 N , 26 51 36.0 N and Longitude 81 01 45.3 E , 81 01 48.1 E of the end-points) to the North, to the South, to the East to the West of VINAMRA KHAND GOMTINAGAR LUCKNOW, Tehsil LUCKNOW , PROJECT APPROVED BY Development Authority LUCKNOW DEVELOPMENT AUTHORITY, District LUCKNOW , PIN 226010, admeasuring 8240.40 sq. meter area, being developed by PURVANCHAL CONSTRUCTION WORKS PRIVATE LIMITED.

I/We Hafiz Shakeel Ahmad Siddiqi have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the King's Court Building(s)/3 Nos Blocks of first & final Phase of the Project, situated on the Khasra No/ Plot no GH-02 Vinamra Khand Gomti Nagar of village tehsil Lucknow competent/ development authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226010 admeasuring 8240.40 sq.mts. area being developed by [Promotor's Name Purvanchal Construction 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.**

- Following technical professionals were consulted by me for verification /for certification of the cost:
  - M/S Development Consultant as Architect
  - M/S Swati Structure Solution Pvt. Ltd. as Structural Consultant
  - M/S Ajay Kumar Associates Electrical & M/S Sanitry Consulting Services as Plumbing consultant
  - Shri Deepak Kumar as Project Manager.
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs. 61,06,10,329.00 (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.
- The estimated actual cost incurred till date 31.05.2018 is calculated at Rs. 16,67,09,000.00 (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.
- 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. 44,39,01,329.00 (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.05.2018 date is as given in Tables A and B below :

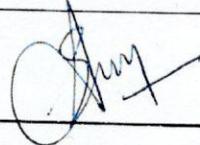
**Table A**

Building/Wing/Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_

(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.)

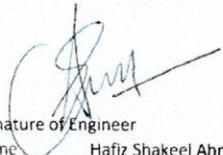
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 519147536
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 166709000
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1)	% 32.11
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 352438536
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 )	% 32.11

(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 91462793
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0
3	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)	Rs 91462793
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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
<b>(Enclose separate sheet for the cost calculations)</b>		



Signature of Engineer  
Name: Hafiz Shakeel Ahmad Siddiqi  
Address: A-103, Sector 136, Noida  
Aadhar No. 665038991901  
PAN No. AZCPS7311P

**Annexure A**

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

**PURVANCHAL CONSTRUCTION WORKS PVT. LTD.**

Project Name: Purvanchal King's Court

Address: GH-02, Vinamra Khand, Gomti Nagar, Lucknow.

**Abstract of Estimated Cost**

S.No.	Description of Particulars	Estimated Amount
<b>A</b>	<b>Internal Work</b>	
1	Civil Work i/c basement	
2	Sanitary Work	410934271
3	Water Supply Work ( External & Internal )	25477924.8
4	Internal Electricals	17670173.65
5	Provision for AC including copper pipe	28765398.97
6	Individual RO in flats	1292280
7	Modular Kitchen	1188897.6
8	Intercom Security System i/c CC Camera	1139360.2
9	Lift Instalation Work	1451015.803
10	Aluminium Frame work for Fire Fighting @ Rs.300/- sqft. X 2000 sqft	13999700
11	Cup board	395731.5827
12	Fire Fighting	9907480
13	Over Head & UGR Water level control system	6595526.378
	<b>TOTAL OF (A)</b>	<b>329776.3189</b>
<b>B</b>	<b>External Development Work</b>	
1	Sewage Work	
2	Drainage Work	1771674.466
3	Boundary Wall including Guard Room	1495726.877
4	Road & Path Work	5783287.305
5	Swimming Pool	6040733.784
6	Community Hall	7561190.586
7	Recharge Pit	8629619.691
8	Ess Civil Work	659552.6378
9	Squash Court, Badminton Court & Tennis Court	1005474.805
10	Softening & Filtration System	1202650.705
11	Horticulture ( Civil + Plantation+ Ground Floor Lawn)	1292280
12	Centralised Gas Connection	9265574.195
13	Temporary Structure	2506300.024
14	STP	1516971.067
15	External Electrical ( Including Legal fee to department & Transmission line)	3297763.189
16	Energy meters	34999250
17	Boundary Wall& Lawn lights	2638210.081
	<b>TOTAL OF (B)</b>	<b>1796533.12</b>
	<b>TOTAL</b>	<b>91462793</b>
		<b>610610329</b>

# PURVANCHAL CONSTRUCTION WORKS PVT. LTD.

Project Name: Purvanchal King's Court

Address: GH-02, Vinamra Khand, Gomti Nagar, Lucknow.

Flat wiz cot

S.No.	Flat Nos.	No of flats	Super Area In SQFT	Rate per sft	Estimated cost
1	A1	1	3,095	2,589.9	8015873.585
2	A1	1	3,150	2,589.9	8158320.45
3	A1	11	3,120	2,589.9	88886843.76
4	A1	1	3,050	2,589.9	7899326.15
5	A1	1	3,015	2,589.9	7808678.145
6	A1	1	3,115	2,589.9	8067672.445
7	A1	8	3,085	2,589.9	63919793.24
8	A1	1	3,040	2,589.9	7873426.72
9	A1	1	2,150	2,589.9	5568377.45
10	A2	3	2,675	2,589.9	20784292.58
11	A2	4	2,645	2,589.9	27401596.94
12	A2	2	2,690	2,589.9	13933893.34
13	A2	18	2,655	2,589.9	123773376
14	A3	22	2,140	2,589.9	121934516.4
15	A3	4	2,120	2,589.9	21962716.64
16	A3	2	2,170	2,589.9	11240352.62
17	A3	8	2,230	2,589.9	46204583.12
18	A3	2	2,190	2,589.9	11343950.34
19	A3	1	2,252	2,589.9	5832551.636
		92			<b>610610141.6</b>

