

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Subject: Certificate of Percentage of Completion of Construction and development Work of project Dwarika Galaxy for 94 units (79 Plots and 15 Villas) of the Project "DWARIKA GALAXY" Situated on the Khasra No. 258. Demarcated by its boundaries 27.187133, 77.937853 to the North, 27.186126, 77.937454 to the South, 27.186550, 77.938148 to the East , 27.186865 , 77.937174 to the West of Mauja Dehtora, Agra under Competent Authority AGRA DEVELOPMENT AUTHORITY, District - Agra , Pin - 282007, admeasuring 14267.37 sq. meter, being developed by RADHIKA BUILDTECH PRIVATE LIMITED

I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of project Dwarika Galaxy for 94 units (79 Plots and 15 Villas) of the Project "DWARIKA GALAXY" Situated on the Khasra No. 258. Demarcated by its boundaries 27.187133, 77.937853 to the North, 27.186126, 77.937454 to the South, 27.186550, 77.938148 to the East, 27.186865, 77.937174 to the West of Mauja Dehtora, Agra under Competent Authority AGRA DEVELOPMENT AUTHORITY, District - Agra , Pin - 282007, admeasuring 14267.37 sq. meter, being developed by RADHIKA BUILDTECH PRIVATE LIMITED

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/Shri Kwanit Sharma as Architect
- (ii) M/s/Shri/Smt Mukul Sharma as Structural Consultant
- (iii) M/s/Shri/Smt Mukul Sharma as MEP Consultant
- (iv) M/s/Shri/Smt Bharat as Site Supervisor

2. The project is New. 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 Rs70000000.00 (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 10-11-2021 is calculated at Rs. 6500000.00 (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.63500000.00 (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 10-11-2021 date is as given in Tables A and B below :

Table A

Plot Development Project- Dwarika Galaxy

(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)	₹ 400,00,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 0.00
3	Value of 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)	₹ 400,00,000.00
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)	0.00%
(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).	₹ 300,00,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 65,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	21.67%

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4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 235,00,000.00
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)	21.67%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Vikas Verma

4-A, Nikhil Estate, Shastripuram, Sikandra Agra-282007

Aadhar No.

421969503203

PAN No.

AFQPV1438L

Internal Development Works, Estimate- Dwarika Galaxy

Sr.No	Item	Quantity	Unit	Rate	Amount	% Completed	Cost Incurred
	Clearing, Grubbing and Levelling of the Project land to the desired levels on compaction to the average depth of 1m with lead 300m for in-situ soil and 10+ Km for imported earth	14249	Sq.m	350	4987150	100%	₹ 49,87,150.00
1	Construction of road with 15 cm thick layer of G.S. B and also including first coat painting after W.B.M. surface, 2cm. thick premixing carpet with seal coat as per schedule and specification directed by engineer in charge or cc . roads or cc block road with same crushing strength	440.82	m	₹ 5,481.21	₹ 24,16,226.99	0.00%	₹ 0.00
2	Construction of 'U' type K.C. A & B Type drain with Base concrete, Brick work : 4c sand, plaster & C.C all complete. as per details, design and specification approved by E/I etc. all complete	737.64	m	₹ 2,000.00	₹ 14,75,280.00	0.00%	₹ 0.00
3	Construction of drain. crossing as per details drawing/design and specification and section	21	m	₹ 4,389.00	₹ 92,169.00	0.00%	₹ 0.00

	approved by E/I etc. all complete.						
4	Construction of Park including of earth work in excavation foundation stone ballast in 1:4:8 in foundation brick work in 1:4 cement -c/sand mortar in - superstructure, -plaster, C.C. fixing of grills etc. all complete as per direction E/I	2137.44	Sq.m	₹ 1,200.00	₹ 25,64,928.00	0.00%	₹ 0.00
5	Supply and Fixing of Gate with R.C.C all complete.	2	units	₹ 10,000.00	₹ 20,000.00	0.00%	₹ 0.00
6	Construction of Dalav Ghar as per detail design and specification approved by ADA etc. all complete including supply of all material labour and T&P all complete.	30	Sq.m	₹ 4,500.00	₹ 1,35,000.00	0.00%	₹ 0.00
7	Tree plantation including tree guards' maintenance etc. all complete. (L.S)	1	Set/ Lumpsum		₹ 5,00,000.00	0.00%	₹ 0.00
8	Supply and laying of 80mm dia G.I pipe ISI mark including of fitting labour material T&P etc. required for proper completion of work as directed by engineer in charge inclusive of sewer line and STP	complete Set	m	₹ 25,00,000.00	₹ 20,00,000.00	0.00%	₹ 0.00

9	Fixing of submersible pump and boring of tube well 100 mm. size etc all complete as directed by engineer in-charge inclusive of OHT	1	No's	₹ 23,00,000.00	₹ 23,00,000.00	0.00%	₹ 0.00
10	Construction of boundary wall	1	Set/ Lumpsum	₹ 30,00,000.00	₹ 30,00,000.00	50.00%	₹ 15,00,000.00
11	Electrical connections and Transformer	1	Set/ Lumpsum	₹ 32,00,000.00	₹ 32,00,000.00	0.00%	₹ 0.00
12	Paver blocks along the park boundary to the with of 1m	269	Rmt	₹ 650.00	₹ 1,74,850.00		₹ 0.00
13	Mai Entrance Gate with Electronically operated Security Boom	1	Lumpsum	₹ 10,00,000.00	₹ 10,00,000.00	0.00%	₹ 0.00
14	Public Services inclusive of Prayer Area, benches and recreational areas for residents within park area	1	Lumpsum	₹ 20,00,000.00	₹ 20,00,000.00	0.00%	₹ 0.00
15	Miscellaneous Works	1		₹ 5,00,000.00	₹ 5,00,000.00		
					₹ 263,65,603.99		₹ 64,87,150.00
	Add Contractor Profits @15%				₹ 39,54,840.60		
					₹ 303,20,444.59		
				Say	₹ 300,00,000.00	Say	₹ 65,00,000.00

Built-up Area Cost Summary for Simplex and Duplex At Dwarika Galaxy							
Sr. No.	Description	Plot Area	Builtup Area	Constrtion Rate per sq.M	Cost of Construction Per Unit	No. of Units	Total Cost
1	Simplex	92.49	80.85	₹ 25,110.00	2030143.5	7	₹ 142,11,004.50
2	Duplex	73.99	123.38	₹ 25,110.00	3098071.8	8	₹ 247,84,574.40
							₹ 389,95,578.90
						Say	₹ 400,00,000.00



SAMPLE-ESTIMATE

Project Name	: Dwarika Galaxy
Contact Person	: Mr. Nitin Agarwal
Dated	: 10th November 2021
Name of Owner	: Radhika Buildtech Private Limited
Address of Property	: Villa on Plots 19-44 Currently 8 Simplex Proposed at Dwarika Galaxy
Scope of work	: Estimate for the New construction of Villas

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	92.43
Ground Floor Covd. Area	69.34
First Floor Covd. Area	0.00
Mumty Covd. Area	11.51
Total Covered area	80.85

Total Estimated Cost for Civil Works	:	₹ 20,30,000.00
Amount already invested	:	₹ 0.00
Balance amount to be invested	:	₹ 20,30,000.00

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation including all of material and labour	67.10	Cu. m	₹ 165.00	₹ 11,100.00

2	100 mm Plain Cement Concrete in Foundation incl. all material and labour	5.59	Cu. m	₹ 4,537.50	₹ 25,400.00
3	I-class Brickwork in 1:6 cement mortar over lime concrete in foundation and plinth including all material and labour	26.32	Cu. m	₹ 9,900.00	₹ 2,60,600.00
4	2.5 cm c.c. Damp proof course including supply of material and labour	11.30	Sq.m	₹ 495.00	₹ 5,600.00
5	I-class Brickwork with cement mortar in superstructure including supply of material and labour				
	Ground Floor	35.03	Cu.m		
	Deductions in Doors & Windows	-2.02			
	Total	33.01	Cu.m	₹ 10,230.00	₹ 3,37,600.00
6	R.C.C. work excluding steel and its bending but including centering, shuttering and binding steel.				
	Ground Floor	8.67	Cu.m		
	Total	8.67	Cu.m	₹ 12,375.00	₹ 1,07,300.00
7	Mild steel work including bending in reinforcement bars at 1.25% of above qty including all material and labour	8.50	Qtl	₹ 8,580.00	₹ 73,000.00
8	12 mm Cement plastering 1:6 of ceiling including all material and labour				
	Ground Floor	69.34	Sq. m		
	Mumty	11.51	Sq. m		
	Total	80.85	Sq. m	₹ 330.00	₹ 26,700.00
9	12 mm Cement plastering 1:6 of inside and outside wall incl. all material and labour				
	Ground Floor	385.21	Sq.m		
	Deductions for Doors & Windows	-17.60	Sq.m		
	Total	367.61	Sq.m	₹ 330.00	₹ 1,21,300.00
10	Painting ceiling with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	69.34	Sq. m		
	Mumty	11.51			
	Total	80.85	Sq. m	₹ 264.00	₹ 21,300.00

11	Wall painting with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	367.61	Sq. m		
	Total	367.61	Sq. m	₹ 247.50	₹ 91,000.00
12	2.5 cm thick Marble, over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry including rubbing, polishing including all material and labour				
	Ground Floor	69.34	Sq.m		
	Total	69.34	Sq.m	₹ 2,062.50	₹ 1,43,000.00
13	2.5 cm thick Kota stone flooring over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry in open area incld. All material & labour	23.09	Sq.m	₹ 1,650.00	₹ 38,100.00
14	Providing and laying floor tiles in toilet, bath & wc over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry including all material and labour				
	Ground Floor	11.79	Sq.m		
	Total	11.79	Sq.m	₹ 1,650.00	₹ 19,500.00
15	Providing and laying wall tiles in toilet and kitchen over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry supply of material and labour etc.				
	Ground Floor	21.35	Sq.m		
	Total	21.35	Sq.m	₹ 1,650.00	₹ 35,200.00
16	Providing and fixing Doors panelling including all materials, labour and T&P	6.00	Nos.	₹ 11,550.00	₹ 69,300.00
17	Providing and fixing Windows panelling including all materials, labour and T&P	5.00	Nos.	₹ 12,210.00	₹ 61,100.00
18	Providing and fixing GI Mosquito net over Door and Window incld. all materials, labour and T&P	2.00	Nos.	₹ 8,250.00	₹ 16,500.00
19	Painting of M.S. frame, grill etc and Wooden Panel Doors, window and ventilator incld. all material, labour and T&P	35.20	Sq. m	₹ 412.50	₹ 14,500.00
20	Brick Bat coba roof terracing including all labour and material.	76.27	Sq. m	₹ 990.00	₹ 75,500.00

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21	Providing and fixing of main gate & Grill	1.00	Nos.	₹ 70,000.00	₹ 70,000.00
				Sub-Total	₹ 16,23,600.00
22	Sanitary & Water supply arrangements @	12.50%	of above		₹ 2,03,000.00
23	Electric fittings & fixtures arrangement @	12.50%	of above		₹ 2,03,000.00
				Total	₹ 20,29,600.00
				Say	₹ 20,30,000.00

