

Engineers Certificate**(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 of 91 Units (26Plots and Two Villas (63 Villas Proposed on the Plots) of Project Krishna Aspire Extension [UPRERA Registration A/F] situated on the Khasra No6 (Part)Mauja Jaganpur, Agra, demarcated by its boundaries 27.244000, 78.001284 to the North, 27.241972, 78.001042 to the South, 27.243013, 78.001543 to the East, 27.243027, 78.000942 to the West of Village Mauja Jaganpur, Tehsil Agra, Agra Development Authority, District Agra , PIN 282005, admeasuring 13634.44sq. meter area, being developed by M/s Shree Kaila Infraventure

I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Construction and Development of 91 Units (26 Plots and Two Villas (63 Villas Proposed on the Plots) of Project Krishna Aspire Extension [UPRERA Registration A/F] situated on the Khasra No6 (Part)Mauja Jaganpur, Agra, demarcated by its boundaries 27.244000, 78.001284 to the North, 27.241972, 78.001042 to the South, 27.243013, 78.001543 to the East, 27.243027, 78.000942 to the West of Village Mauja Jaganpur, Tehsil Agra, Agra Development Authority, District Agra , PIN 282005, admeasuring 13634.44sq. meter area, being developed by M/s Shree Kaila Infraventure

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) Sh. A.k Upadhyay_____as Architect
- (i) Sh. A.k Upadhyay_____as Architect
- (iii) M/s Eco Panacea Through Sh. Nagesh as MEP Consultant
- (iv) Sh. Kuldeepas Site Supervisor

2. The project 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 along with propped villa plans 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.127300000.00(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 date09-08-2021 is calculated at Rs. 2400000.00 (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. 124900000.00 (Total of S.No. 4 in Tables A and B).



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6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 09-08-2021 date is as given in Tables A and B below :

Project Krishna Aspire Extension

(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 (of proposed 90 Villas including two sanctioned) as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	₹ 1155,00,000.00
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)	₹ 1155,00,000.00
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).	₹ 118,00,000.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	₹ 24,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	20.34%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 94,00,000.00
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)	20.34%
(Enclose separate sheet for the cost calculations)		



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VIKAS VERMA

M.E. - CIVIL | MIE | LM - IRC | CONSULTANT UP RERA

Name Vikas Verma
Address 4-A, Nikhil Estate, Shastripuram, Agra
Aadhar No. 421969503203
PAN No. AFQPV1438L

Annexure A

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



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Summary of Construction and Development Estimate					
Sr.No	Item	Quantity	Rate	Unit	Amount
1	Estimate of Internal Development works of the Project	Complete Set as per Annexed Sheet	N.A		₹ 118,00,000.00
2	Estimate of Approved Villa of Plot size 87.41Sqm	2	1600000	Per Villa	₹ 32,00,000.00
3	Estimate of Proposed 63 Villas having combined Plot Area 6263 Sqm	6263	17930	Per Sq.m Plot Area	₹ 1122,95,590.00
	Total Estimated Cost				₹ 1272,95,590.00
				Say	₹ 1273,00,000.00



Internal Development Works, Estimate- Krishna Aspire Extension

Sr.No	Item	Quantity	Unit	Rate	Amount
	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 incharge or cc . roads or cc block road with same crushing strength				
1	Construction of 'U' type K.C. A & B Type drain with Base concreet, Brick work : 4c sand, plaster & C.C all complete. as per details, design and specification approved by E/I etc. all complete	650	m	₹ 5,320.00	₹ 34,58,000.00
2	Construction of drain . crossing as per details drawing/design and specification and section approved by E/I etc. all complete.	1300	m	₹ 1,356.00	₹ 17,62,800.00
3	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	40	m	₹ 4,389.00	₹ 1,75,560.00
4	Supply and Fixing of Gate with R.C.C all complete.	260	m	₹ 3,698.00	₹ 9,61,480.00
5	Construction of Dalav Gh,ir as per detail design and specification approved by ADA etc. all complete including supply of all material labour and T&P all complete.	2	units	₹ 10,000.00	₹ 20,000.00
6	Tree plantation including tree guards maintenance etc. all comnlete. (L.S)	30	Sq.m	₹ 4,209.00	₹ 1,26,270.00
7	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 incharge	1	Set/ Lumpsum		₹ 2,00,000.00
8	Fixing of submersible pump and borring of tube well 100 mm. size etc all complete as directed by engineer in-	920	m	₹ 1,255.00	₹ 11,54,600.00
9	charge Construction of O.H.T including all complete as per design	1	No's	₹ 13,70,000.00	₹ 13,70,000.00
10	Electrical connections and Transformer	35000	Ltr	₹ 35.00	₹ 12,25,000.00
11		1	Set/ Lumpsum		₹ 13,50,000.00
				Say	₹ 118,03,710.00
					₹ 118,00,000.00



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INTERNAL DEVELOPMENTS WORKS, ESTIMATE

Details of Internal Development work at Krishna Aspire Extention khasra no.06(part) Mauja Jaganpur, Dayalbagh, Agra

S. No.	Quantity	Unit	Item of Work	Rate	Amount
(1)	(2)	(3)	(4)	(5)	(6)
1	Construction of Roads :				
1.1	650.00	Rmt.	Construction of road with 15 cm thick layer of G.S.B and also including first coat painting after W.B.M. surface, 2 cm. thick premixing carpet with seal coat as per schedule and specification directed by engineer incharge or cc roads or cc block road with same crushing strenth all complete.	5320.00 (Analysis Rate)	3458000.00
				Total	3458000.00 (1)
2	Construction of Drains :				
2.1	1300.00	RM	Construction of 'U' type K.C. A & B Type drain with Base concreet, Brick work : 4c sand, plaster & C.C all complete . as per details, design and specification approved by E/I etc. all complete.	1356.00 (A.R.)	1762800.00
2.2	40.00	RM	Construction of drain crossing as per details drawing/design and specification and section approved by E/I etc. all complete.	4389.00	175560.00
				Total	1938360.00 (2)
3	Construction of Park :				
3.1	260.00	Rmt.	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.	3698.00 (A.R.)	961480.00
3.2	2.00	Nos.	Supply and Fixing of Gate with R.C.C all complete.	10000.00 (Lumsum)	20000.00
				Total	981480.00 (3)
4	Construction of Dalav Ghar :				
4.1	1.00 30.00	Sqm	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.	4209.00	4209.00 126,270.00 126,270.00
				Total	4209.00 (4)
5	Tree Plantation :				
5.1	1	Job	Tree plantation including tree guards maintenance etc. all complete.(L.S.)	200000.00 (Lumsum)	200000.00
				Total	200000.00 (5)
6	Water Supply :				
6.1	920.00	Rmt.	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 incharge	1255.00	1154600.00
6.2	1	Nos.	Fixing of submersable pump and boring of tube well 100 mm. size etc all complete as directed by engineer incharge	137000.00 (Analysis Rate)	137000.00
6.3	35000	Ltr.	Construction of O.H.T including all complete as per design	35.00	1225000.00
				Total	2516600.00 (6)

**Details of Internal Development work at Krishna Aspire Extention
khasra no.06(part) Mauja Jaganpur, Dayalbagh, Agra**

1	Road Work	-	199.90 ✓
	From plot no. <u>6 to 38</u> ✓	-	199.50 ✓
	From plot no. <u>58 to 89</u>	-	56.00 ✓
	Along plot no. <u>1 to 5</u>	-	<u>455.40</u> ✓
		Say =	460.00 mtrs ✓
	Outer road plot no.5 to 38	-	122.90
	Outer road plot no.38 to 58	-	65.00 ✓
		-	<u>647.90</u> ✓
		Say =	<u>650.00</u> mtrs ✓
2	U type Drain	-	<u>2 X 650.00 = 1300.00</u> mtrs ✓
3	Drain Crossing	-	5 X 8 = 40 Rmt ✓
4	Park Boundry	-	87.15 + 87.25 + 11.73 + 14.62 = 200.75 ✓
		-	14.04 + 16.14 + 15.50 + 14.00 = <u>59.68</u> ✓
			<u>260.43</u> mtrs
		Say =	260.00 mtrs ✓
5	Park Gate	-	2 No. ✓
6	Water line	-	2X460.00 = 920.00 mtrs ✓
7	Fire Hydrant	-	1 No ✓
8	Submercible	-	1 No ✓
9	O.H.T	-	$\frac{90 \times 5 \times 135}{2} = 30375.00$ Ltr ✓
		Say =	35000 Ltr. ✓
10	Sewer line	-	460.00 mtrs ✓
11	Manhole Chamber	-	30 Nos ✓
12	Electric pole	-	25 Nos ✓
13	Dalab ghar	-	1 No Area = 30.10 Sqm.
14	Tree plantation	-	L.S. ✓



ESTIMATE

Project Name : Krishna Aspire Extension

Contact Person : Mr. Vishal Singhal

Dated : 07 August 2021

Name of Owner : Shree Kaila Devi Infrventure

Address of Property : Villa on Plot at Krishna Aspire Extension Khasra No.
6(Part) Mauja Jaganpur, Dayalbagh, Agra

Scope of work : Estimate for the New construction of Villas

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	87.41
Ground Floor Covd. Area	63.74
First Floor Covd. Area	53.29
Mumty Covd. Area	14.37
Total Covered area	131.40

1	Total Estimated Cost for Civil Works	:	₹ 16,00,000.00
2	Amount already invested	:	₹ 0.00
3	Balance amount to be invested	:	₹ 16,00,000.00

Estimate for Civil Works

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation including all of material and labour	83.55	Cu. m	₹ 85.00	₹ 7,100.00
2	100 mm Plain Cement Concrete in Foundation incld. all material and labour	7.18	Cu. m	₹ 2,337.50	₹ 16,800.00
3	I-class Brickwork in 1:6 cement mortar over lime concrete in foundation and plinth including all material and labour	25.66	Cu. m	₹ 5,100.00	₹ 1,30,900.00
4	2.5 cm c.c. Damp proof course including supply of material and labour	10.92	Sq.m	₹ 255.00	₹ 2,800.00
5	I-class Brickwork with cement mortar in superstructure including supply of material and labour				
	Ground Floor	33.86	Cu.m		
	First Floor	27.45	Cu.m		
	II Floor	0.00	Cu.m		
	III Floor	0.00	Cu.m		
	Basement	0.00	Cu.m		
	Mumty	0.00	Cu.m		
	Parapet	0.00	Cu.m		
	Boundary	8.11	Cu.m		
	Deductions in Doors & Windows	-2.86			
	Total	66.56	Cu.m	₹ 5,270.00	₹ 3,50,800.00
6	R.C.C. work excluding steel and its bending but including centering, shuttering and binding steel.				
	Ground Floor	7.97	Cu.m		
	First Floor	6.66	Cu.m		
	II Floor	0.00	Cu.m		
	III Floor	0.00	Cu.m		
	Basement	0.00	Cu.m		
	Mumty	0.00	Cu.m		
	Total	14.63	Cu.m	₹ 6,375.00	₹ 93,300.00
7	Mild steel work including bending in reinforcement bars at 1.25% of above qty including all material and labour	14.35	Qtl	₹ 4,420.00	₹ 63,400.00
8	12 mm Cement plastering 1:6 of ceiling including all material and labour				
	Ground Floor	63.74	Sq. m		
	First Floor	53.29	Sq. m		
	II Floor	0.00	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	14.37	Sq. m		
	Total	131.40	Sq. m	₹ 170.00	₹ 22,300.00
9	12 mm Cement plastering 1:6 of inside and outside wall incld. all material and labour				

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	Ground Floor	373.40	Sq.m		
	First Floor	303.80	Sq.m		
	II Floor	0.00	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Mumty	0.00	Sq.m		
	Parapet	0.00	Sq.m		
	Boundary	0.00	Sq.m		
	Deductions for Doors & Windows	-24.90	Sq.m		
	Total	652.30	Sq.m	₹ 170.00	₹ 1,10,900.00
10	Painting ceiling with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	63.74	Sq. m		
	First Floor	53.29	Sq. m		
	II Floor	0.00	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	14.37			
	Total	131.40	Sq. m	₹ 136.00	₹ 17,900.00
11	Wall painting with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	359.90	Sq. m		
	First Floor	292.40	Sq. m		
	II Floor	0.00	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	0.00	Sq. m		
	Parapet	0.00	Sq. m		
	Boundary	0.00	Sq. m		
	Total	652.30	Sq. m	₹ 127.50	₹ 83,200.00
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	63.74	Sq.m		
	First Floor	53.29	Sq.m		
	II Floor	0.00	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	117.03	Sq.m	₹ 1,062.50	₹ 1,24,300.00
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	23.67	Sq.m	₹ 850.00	₹ 20,100.00
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				

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	Ground Floor	12.60	Sq.m		
	First Floor	10.58	Sq.m		
	II Floor	0.00	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	23.18	Sq.m	₹ 850.00	₹ 19,700.00
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	22.59	Sq.m		
	First Floor	32.43	Sq.m		
	II Floor	0.00	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	55.02	Sq.m	₹ 850.00	₹ 46,800.00
16	Providing and fixing Doors panelling including all materials, labour and T&P	9.00	Nos.	₹ 5,950.00	₹ 53,600.00
17	Providing and fixing Windows panelling including all materials, labour and T&P	6.00	Nos.	₹ 6,290.00	₹ 37,700.00
18	Providing and fixing GI Mosquito net over Door and Window incld. all materials, labour and T&P	2.00	Nos.	₹ 4,250.00	₹ 8,500.00
19	Painting of M.S. frame, grill etc and Wooden Panel Doors, window and ventilator incld. all material, labour and T&P	49.80	Sq. m	₹ 212.50	₹ 10,600.00
20	Brick Bat coba roof terracing including all labour and material.	70.11	Sq. m	₹ 510.00	₹ 35,800.00
21	Providing and fixing of main gate	1.00	Nos.	₹ 34,000.00	₹ 34,000.00
				Sub-Total	₹ 12,90,500.00
22	Sanitary & Water supply arrangements @	12.50%	of above		₹ 1,61,300.00
23	Electric fittings & fixtures arrangement @	12.50%	of above		₹ 1,61,300.00
				Total	₹ 16,13,100.00
				Say	₹ 16,00,000.00

