

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 Work of 05 No. of Building(s)/Block(s) of the Project (URBAN VILLAGE) having RERA Registration No UPRERAPRJ9926 situated on the Plot no E-1/GH-1 Amrapali Yojna Hardoi Road Lucknow Demarcated by its boundaries latitude 26°53'14.49"N and longitude 80°51'45.45"E of the end points to the North 15 m. wide road to the South 50m. wide road to the East Shaheed Kakori Park road to the West 18m. wide road of village Lucknow Tehsil N/A Competent/ Development authority LUCKNOW DEVELOPEMNT AUTHORITY District LUCKNOW Pin 226018 admeasuring 24355.22 sq.mts. area being developed by Earthcon Construction Private Limited.

We Q Catalyst have undertaken assignment as cost and management consultant/Licensed Surveyor of certifying Percentage of Completion Work of the 05 Building(s)/Block/ Tower (s) of the Project URBAN VILLAGE, situated on the Plot no E-1/GH-1 Amrapali Yojna Hardoi Road Lucknow, of village Lucknow tehsil N/A competent/ development authority Lucknow Development Authority, District Lucknow, PIN 226018 admeasuring 24355.22 sq.mts. area being developed by Earthcon Construction 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 c

- (i) Shri/Smt Amit Gangal as L.S. / Architect ;
- (ii) Shri Sayyed Adnan as Structural Consultant
- (ii) Shri Anad Havelia CESPL Consultant as MEP Consultant
- (iv) Shri Rajeev Gupta 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.

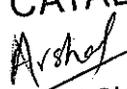
3. We estimate the Total Cost for completion of the project under reference as Rs. **231,49,71,289** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed 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 28/06/2018 is calculated at Rs **70,549,985** (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. (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 2020 date is as given in Tables A and B below :

For Q CATALYST



Arshad
Authorized Signatory

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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, tab 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)	2,09,50,42,489
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	7,05,49,986
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	3.37
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,02,44,92,503
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	3.37
(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).	21,99,28,800
2	Cost incurred as on (based on the actual cost incurred as per records)	0.00
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)	21,99,28,800
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 sheet for the cost calculations)		

Signature of Engineer

Name Arshad Khan
S-8 Batla House JOGAAddress BAI EXT- JAMIA
NAGAR

Aadhar No. 886792809399

PAN No. BCZPK 9029 B

For Q CATALYST
Arshad
 Authorised Signatory

Urban Village Budget (Tower ALL) & including External services

S.No	Description	UNIT	Area / Sqft	Rate / sft on BUA	Amount	Remark	
TABLE A INTERNAL COST							
							Rate As per actual cost
1	Structure Work (Total BUA)	SFT	1300000	1,400	1,82,00,00,000	Rate from Awarded WO	
2	Interior finishing Work	SFT				Rate from Awarded WO	
3	Internal Electrical Work	SFT				Rate from Awarded WO	
4	Internal Plumbing & Fire Fighting Work	SFT				Rate from Awarded WO	
5	SANITARY FIXTURES & CP FITTINGS (SUPPLY)	SFT	13,00,000	28.97	3,76,61,000		
11	Basement Lighting Fixtures & Point Wiring	Sqft	162500	15.00	24,37,500	Point Wiring, Light Fixtures & Basement DBs etc.	
12	Earthing System & Cable Tray	SFT	162500	4.00	6,50,000	Earthing for Xmer, DG Set, Panels & other Equipments. Cable Tray Including Basement & Electrical, LV Shaft etc.	
13	Lighting Arrestor	SFT	13,00,000	0.65	8,41,765	60 meter radius (Early Streamer Type Arrestor Including Counter & Cables).	
14	Light Fixtures Common Area & Stair Case	SFT	13,00,000	2.21	28,73,000	Common Area, Lift Lobby & Stair Case	
15	Basement Ventilation (HVAC)	SFT	13,00,000	13.00	1,69,00,000	Including Ducting, Fans & Starter Panels etc.	
16	Fire Detection System	SFT	162500	6.00	9,75,000		
A	Sub total Amount "A" sum of (1 to 26)			1,470	1,88,23,38,265		
	Contigencies @ 5% on A			73.49	9,41,16,913		
	Sub total Amount "A" sum of (1 to 28)			1,543	1,97,64,55,179		
B	Overheads						
1	Establishment & Administrative expense including temporary works @ 4%on A	SFT			7,90,58,207		
2	Architect /consultants fees @ 2%	SFT			3,95,29,104		
B	Sub total		1300000		11,85,87,311		

Urban Village Budget (Tower ALL) & including External services							
S.No	Description	UNIT	Area / Sqft	Rate / sft on BUA	Amount	Remark	
	Grand Total Amount (A+B)		1300000	1,612	2,09,50,42,489		
TABLE B EXTERNAL COST							
1	External Development Work	SFT	13,00,000	30.00	3,90,00,000	For open area only	
2	DG Set (for 100% power backup)	SFT	13,00,000	22.00	2,86,00,000		
3	Transformer	SFT	13,00,000	8.00	1,04,00,000		
4	HT Panels & Cables with End Termination	Sqft	13,00,000	12.00	1,56,00,000	Including HT Panels & Cables with Cable Joints	
5	Main LT Panels & Cables with End Termination	Sqft	13,00,000	25.00	3,25,00,000	LT Panels, Cable with End Terminations	
6	STP	SFT	13,00,000	7.00	91,00,000	150 KLD	
7	WTP / UGT	SFT	13,00,000	13.00	1,69,00,000		
8	FIRE PUMP ROOM	SFT	13,00,000	10.00	1,30,00,000	Pump House	
9	External Plumbing & Fire Fighting Work	SFT	13,00,000	13.00	1,69,00,000	External Water Supply, Drainage & Hydrant System.	
10	External Eectrical work	SFT	13,00,000	12.00	1,56,00,000	Street light Poles, Cables, Panels & Bollard Lights, Boom Barriers	
A	Sub total Amount "A" sum of (1 to 27)			152	19,76,00,000		
28	Contigencies @ 5% on A			7.60	98,80,000		
	Sub total Amount "A" sum of (1 to 28)			160	20,74,80,000		
Overheads							
1	Establishment & Administrative expense including temporary works @ 4%on A	SFT			82,99,200		
2	Architect /consultants fees @ 2%	SFT			41,49,600		
B	Sub total		1300000		1,24,48,800		
	Grand Total Amount (A+B)		1300000	169	21,99,28,800		
	Total Cost on Built Up Area OF Internal & External		1300000	1,781	2,31,49,71,289		