

ENGINEER'S CERTIFICATE

(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 colony development works of the Project [UPRERAPRJ11559] situated on the part of 565 & 566, Pachgai khera Demarcated by its boundaries (latitude and longitude of the end points) 27° 6'25.88"N 78° 1'35.09"E to 27° 6'25.17"N 78° 1'37.57"N Agra, Agra Development Authority, admeasuring 3000 sq.mts. area being developed by M/s Kampuri Real Estate (P) Ltd

I/We Vishal Solanki have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Guru Kripa Colony, Agra under Agra Development Authority development authority, admeasuring 3000 sq.mts. area being developed by M/s Kampuri Real Estate (P) 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:
Authority
(ii) Shri B.S. Sikarwar as Structural Consultant
(iii) Shri B.S. Sikarwar as MEP Consultant
(iv) Shri Negi 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 Development 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 ₹ 20.70 Lakh (Total of S.No. 1 in Tables A and B) which is basically 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 in the plotted development for obtaining completion certificate for the colony from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- 4 The estimated actual cost incurred till date 25th March 2018 is calculated at ₹ 5.60 Lakh (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 ₹ 15.10 Lakh (Total of S.No. 4 in Tables A and B).



certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 25th March 18 date is as given in Tables A and B below :

A1 Building (Plotted Colony, so only colony development considered)

(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)	₹ 0.00
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)	₹ 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
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)	0

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).	₹ 20,70,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 5,60,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	27.05%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 15,10,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	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)	27.05%
	(Enclose separate sheet for the cost calculations)	

- Note: 1. This project has been approved as Plotted development We have considered the same only
- 2 Project in concern is a single colony which has been approved vide a single plan, but it has 4 separate owners and accounts registered with RERA and since it is not possible to exactly establish as to which company will do what works, so we have estimated the developmental works for the colony as a whole and then divided this amount as per percentages derived from Estimated amount & Investments considered in account books as shown by the owner in consultation with the owner . This calculation has been done in attached detailed estimate.

Signature of Engineer

Name: Vishal Solanki

Address: 1st Floor, Ellora Complex, Khandari X-ing, Agra

Aadhar No.:7794 5387 6451

PAN No.: ASLPS5347K

Vishal Solanki

Consultant Engineer & Valuer

ESTIMATE

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Dated : Saturday, 24 March 2018

Name of Owner

- 1 : M/s Arush Housing (P) Ltd
- 2 : M/s Kampuri Real Estate (P) Ltd
- 3 : M/s Narayan Hari Shelter (P) Ltd
- 4 : M/s Prabhu Sahkari Awas Samiti Ltd

Address of Property

: Guru Kripa town' on Kh. No. 565 & 566, situated at
Mauza Pachahai Khera, Agra

Scope of work

: Estimate for the Site Developmental Works for the row
housing colony (Plotted Development)

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	14566.00
Area under road widening	1824.88
Net Land Area	12741.12
Plotted Area	7672.86
Area under Conv. Shop	304.80
Area under Park	1911.17
Area under Dalab Ghar	150.00
Area under road	2702.29

Total Estimated Cost for Developmental : ₹ 97,00,000.00
Works

Rupees Ninety Seven Lakh(s) Only

Remarks

Project in concern is a single colony which has been approved vide a single plan, but it has 4 separate owners and accounts registered with RERA and since it is not possible to exactly establish as to which company will do what works, so we have estimated the developmental works for the colony as a whole and then divided this amount as per percentages derived from Estimated amount & Investments considered in account books as shown by the owner in consultation with the owner . This calculation has been done in attached detailed estimate.



Development Works (Rates considered as per CPWD PAR 2012 for site development works)

S.No.	Particulars	Quantity	Unit	PAR 2012	15% Discoun	Indexed rates for 2017-18	Amount	Percentage completion	Amount
1	Internal Road Construction	12741.12	Sq.m	₹ 145.00	₹ 123.25	₹ 135.58	₹ 17,00,000.00	25.00%	₹ 4,25,000.00
2	Levelling	12741.12	Sq.m	₹ 95.00	₹ 80.75	₹ 88.83	₹ 11,00,000.00	75.00%	₹ 8,25,000.00
3	Sewer	12741.12	Sq.m	₹ 110.00	₹ 93.50	₹ 102.85	₹ 13,00,000.00	0.00%	₹ 0.00
4	Park Development & Land Scaping	1911.17	Sq.m	₹ 80.00	₹ 68.00	₹ 74.80	₹ 1,00,000.00	90.00%	₹ 90,000.00
5	Street Lighting	12741.12	Sq.m	₹ 95.00	₹ 80.75	₹ 88.83	₹ 11,00,000.00	10.00%	₹ 1,10,000.00
6	Storm Water Drains	12741.12	Sq.m	₹ 85.00	₹ 72.25	₹ 79.48	₹ 10,00,000.00	0.00%	₹ 0.00
7	Water Supply Lines	12741.12	Sq.m	₹ 185.00	₹ 157.25	₹ 172.98	₹ 22,00,000.00	0.00%	₹ 0.00
8	Overhead Water Tank upto staging height 20m	50000	L	₹ 25.00	₹ 21.25	₹ 23.38	₹ 12,00,000.00	100.00%	₹ 12,00,000.00
							₹ 97,00,000.00		₹ 26,50,000.00

* We have considered CPWD PAR rates 2012 for Development works with a discountin g of 15% for smaller city like Agra & indexed to arrive at rates in 2018

Ownerwise Share of Developmental Cost

Name of owner	Area (in Sq.m)	Share of Cost & Investment				
		As per account books shown by the owners	% Share	Cost as per estimate above	As per account books shown by the owners	% Share
M/s Arush Housing (P) ltd	3000.00	₹ 9,63,000.00	10.37%	₹ 10,10,000.00	₹ 7,40,000.00	30.96%
M/s Kampuri Real Estate (P) Ltd	3000	₹ 19,80,000.00	21.31%	₹ 20,70,000.00	₹ 6,45,000.00	26.99%
M/s Narayan Hari Shelter (P) Ltd	3766	₹ 21,30,000.00	22.93%	₹ 22,20,000.00	₹ 7,50,000.00	31.38%
M/s Prabhu Sahkari Awas Samiti Ltd	4800	₹ 42,17,000.00	45.39%	₹ 44,00,000.00	₹ 2,55,000.00	10.67%
Total		₹ 92,90,000.00		₹ 97,00,000.00	₹ 23,90,000.00	
						₹ 26,40,000.00