

## 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 **APNA BAZAR, HANSPURAM** 01 No of Building(s)/ 01 Block(s) of 11 covered parking, 23 shops, 02 halls of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no 1A-8/1, Hanspuram, Kanpur, Demarcated by its boundaries (Lat: 26.397494, Lon: 80.317629) to the North (Lat: 26.397645, Lon: 80.316988) to the South (Lat: 26.397369, Lon: 80.317030) to the East (Lat: 26.397832, Lon: 80.317428) to the West of Hanspuram Yojan, Kanpur, Development authority- Uttar Prades Avas Evam Vikas Parishad, Lukcnaw-226025 admeasuring 1682.79 sq.mts. area being developed by **Kaiyar Infrastructures Private Limited**.

I/We **Shivam Katiyar** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of **APNA BAZAR, HANSPURAM** 01 Building(s)/ 01 Block/ Tower (s) of the Project, situated on the Khasra No/ Plot no 1A-8/1, competent/ development authority\_\_Uttar Prades Avas Evam Vikas Parishad, Lukcnaw-226025 admeasuring 1682.79 sq.mts. area being developed by **Katiyar Infrastructures 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) Shri Hemant Singh Sachan as Architect
- (ii) Shri Omkar Verma as Structural Consultant
- (iii) Shri Ajit Singh as MEP Consultant
- (iv) Shri Rohit Singh 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 2,11,01,485** (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 \_\_\_\_\_ is calculated at Rs. \_\_\_\_\_ (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 \_\_\_\_\_ date is as given in Tables A and B below :

**Table A**

Building/Wing/Tower bearing Number 01 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.N.	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)	1,73,36,985
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,73,36,985
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%
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

**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	37,64,500
2	Cost incurred as on (based on the actual cost incurred as per records)	0

*Signature*

3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) * 100 )	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	37,64,500
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%
<b>(Enclose separate sheet for the cost calculations)</b>		

Signature of Engineer  
Name  
Address  
Aadhar No.  
PAN No.

  
Shivam Katiyar  
OPR-4, Keshavpuram, Kanpur  
8578 0680 3032  
CQVPK1606B

**Annexure-A**

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

----- **NIL** -----

**Building cost calculation details as per Table A**

SN	Description of item	Unit	Rate	Qty	Amount
1	Excavation and earth work	Cum	52	1150	59,800
2	Hardcore of gauge not exceeding 63 mm	Cum	2250	60	135,000
3	PCC (1:4:8) in foundation	Cum	4590	32	146,880
	Reinforcement TMT bar				
4	10 mm dia	Ton	72000	22	1,584,000
5	12 mm dia	Ton	72000	4	288,000
6	16 mm dia	Ton	72000	14	1,008,000
7	20 mm dia	Ton	72000	9	648,000
8	8mm dia in stirrups	Ton	72000	12	864,000
9	RCC M-25 grade	Cum	6020	508	3,058,160
10	Formwork/shuttering	Sqm	215	3425	736,375
11	Brick work	Cum	5200	85	442,000
12	Cement plaster (1:6), 10 mm thick	Sqm	200	2040	408,000
13	Rolling shutter	Sqm	2250	160	360,000
14	Sheet glass, 6 mm thick	Sqm	1750	275	481,250
15	PVC door for toilet	Sqm	2145	6	12,870
16	White wash, cement base paint	Sqm	110	2040	224,400
17	Vitrified tiles including screed bed	Sqm	1200	1125	1,350,000
18	Granite flooring in passage, stair case steps including screed bed & skirting	Sqm	1540	720	1,108,800
19	Ceramic tiles in toilets including Dado	Sqm	750	38	28,500
20	Water closet	Each	2000	6	12,000
21	Urinals	Each	1000	10	10,000
22	Wash basin	Each	1200	6	7,200
23	Plumbing	RM	350	180	63,000
24	Toilet fittings	Each	2000	6	12,000
25	Point wiring including cable, cable conduit, switch, socket, fan box, terminal points etc	Point	750	345	258,750
26	SS Railing	Kg	425	180	76,500
27	RCC Water storage tank, 15000 Ltr	Ltr	22	15000	330,000
28	Water proofing treatment on roof	Sqm	250	760	190,000
29	Aluminium windows & grils	Sqm	1800	40	72,000
30	Lift	No	1200000	2	2,400,000
31	Fire work (piping)	RM	450	320	144,000
32	Sprinklers	No	625	220	137,500
33	Solar system roof top, 10 KVA	KVA	60000	10	600,000
34	RCC UG sump 5000 Ltr for fire	Ltr	16	5000	80,000
	Total				17,336,985

**Development cost calculation details as per Table B**

1	Tree plantation	No	500	25	12,500
2	Manhole	No	3000	10	30,000
3	Sewage line including pipe	RM	1500	60	90,000
4	Borewell	No	1	15000	15,000
5	Rain water harvesting (Recharge well)	No	1	8000	8,000
6	Paved area including ramp	Sqm	945	3000	2,835,000
7	Outside lighting	No	12	2000	24,000
8	Transformer, 100 KVA	No	250000	1	250,000
9	Meter connection and meetering boxes	Lump sum			150,000
10	DG Set, 40 KVA	No	350000	1	350,000

Total

3,764,500

GT 21,101,485