



Techno Design Group

Chartered & Consulting Engineer (Civil) Planner &
Designer, Structural Engineer

ER. AKHIL GOEL

B.E. (CIVIL), M. Tech (Structure)

Date 30.07.2018

Certificate of Percentage of Completion of Construction Work of building of the Project Ram Raghu Palazzo [UPRERA Registration Number UPRERAPRJ7311] situated on the plot Nos. 4/117/2 & 4/117-A/1.

Demarcated by its boundaries (latitude and longitude of the end points)

27°12'10.42"N x 78°00'04.30"E to the North

27°12'08.48"N x 78°00'03.65"E to the South

27°12'09.26"N x 78°00'04.95"E to the East

27°12'09.75"N x 78°00'03.11"E to the West (as per Google Earth)

of village Sarjapur, Hariparvat Ward, Tehsil Agra, Agra Development Authority, Agra District PIN 282002 admeasuring 3,111 sq.mts. area being developed by M/s Ram Raghu Buildwell.

I, Akhil Goel have undertaken assignment as Project Engineer for certifying Percentage of Completion of Work of the building of the Project, situated on the plot Nos. 4/117/2 & 4/117-A/1 of village Sarjapur, Hariparvat Ward, Tehsil Agra, Agra Development Authority, Agra District PIN 282002 admeasuring 3,111 sq.mts. area being developed by M/s Ram Raghu Buildwell.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Shri C.S.Gupta as Architect
- (ii) Shri Akhil Goel as Structural Consultant
- (iii) Shri Dharmendra Kumar 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. 301,215,305.00 (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 30.07.2018 is calculated at Rs. 239,865,430.00 (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. 61,349,875.00 (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 30.07.2018 is as given in Tables A and B below :

Table A

S.No.	Particulars	Amounts (Rs)
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Akhil Goel
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S-2, Vimal Tower,
Sector 14, Agra

1	Total Estimated cost of the buildings (details of blocks below) as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	111,806,500
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	59,236,625
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	52.98%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	52,569,875
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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)	52.98%
(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 (Rs)
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).	189,408,805
2	Cost incurred as on (based on the actual cost incurred as per records)	180,628,805
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	95.36%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	8,780,000
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)	95.36%
(Enclose separate sheet for the cost calculations)		

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done on Development Work of the Project Ram Raghu Palazzo, situated on the plot Nos. 4/117/2 & 4/117-A/1 of village Sarjapur, Hariparvat Ward, Tehsil Agra, Agra Development Authority, Agra District PIN 282002 admeasuring 3,111 sq.mts. area being developed by M/s Ram Raghu Buildwell.

Project Name: Ram Raghu Palazzo

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Road Construction	1,000,000	0	0
2	Water Supply (OHT)	1,000,000	0	0
3	Construction of Drains	200,000	0	0
4	Construction Of Parks	0	0	0

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S-2, Vimal Tower,
Civil Engrs

5	Tree Plantation	200,000	0	0
6	Dalav Ghar	150,000	0	0
7	Electrification	5,000,000	0	0
8	Sewage Treatment Plant	1,000,000	30	300,000
9	Rainwater Harvesting	400,000	30	120,000
10	Boundary Walls	500,000	50	250,000
11	Plan Approval fees	12,009,782	100	12,009,782
12	LAND COST	167,949,023	100	167,949,023
		189,408,805		180,628,805

WORK DONE=

95.36%

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done on the building construction work of the Project Ram Raghu Palazzo, situated on the plot Nos. 4/117/2 & 4/117-A/1 of village Sarjeapur, Hariparvat Ward, Tehsil Agra, Agra Development Authority, Agra District PIN 282002 admeasuring 3,111 sq.mts. area being developed by M/s Ram Raghu Buildwell.

Project Name: Ram Raghu Palazzo

S.No.	Construction Works	ESTIMATED WORK (Rs)	%age work done	Estimated Investment Accrued (Rs)
1.	Earthwork	1,848,750	100	1,848,750
2.	Foundation	9,243,750	100	9,243,750
3.	Basements	32,680,000	80	26,144,000
4.	Super Structure	33,277,500	65	21,630,375
5.	Electric work	2,588,250	0	-
6.	Flooring	4,806,750	0	-
7.	Paint	2,958,000	0	-
8.	Bathrooms & Kitchens	7,395,000	0	-
9.	Doors & Windows	7,395,000	5	369,750
10.	Lifts	3,697,500	0	-
11.	Fire	2,218,500	0	-
12.	Misc	3,697,500	0	-
		111,806,500		59,236,625

Or Say

52.98%

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M.Tech (Structure)
S-2, Vimal Tower,
SARAJE Goel Agra

Name:

S-2, Vimal Tower, Sanjay Place, Agra.

Address:

Aadhar No.:

PAN No.:

AHBP68755E