

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 Villa-Plotted Development (122 unit with 115 Residential units out of which 2 are approved and 113 are proposed and 7 are plots only) of the Project Bhawna City Phase 2 being applied for U.P.RERA Registration situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, ((27.209178, 77.927912) to the North(27.208016, 77.928136)to the South (27.209329, 77.928936) to the East(27.208805, 77.927695)To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority,District Agra, PIN 28007, admeasuring 17590.90 sq.mts. area being developed by M/s Bhawna Housing Private Limited			
	I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of Villa-Plotted Development of of the Project Bhawna City Phase 2 being applied for U.P.RERA Registration situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, ((27.209178, 77.927912) to the North(27.208016, 77.928136)to the South (27.209329, 77.928936) to the East(27.208805, 77.927695)To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority,District Agra, PIN 28007, admeasuring 17590.90 sq.mts. area being developed by M/s Bhawna Housing Private Limited			
	This is to certify that I have undertaken assignment of certifying estimated cost and expenses for site construction/ development for the Real Estate Project mentioned above.			
	1. Following technical professionals were consulted by me for verification /for certification of the cost:			
	(i) Shri Amit Kumar as Architect			
	(ii) Sh. Ashish Kumar as Structural Consultant			
	(iii) Sh. Vishal Goyal as MEP Consultant			
	(iv) Shri Ashish as Engineer			
	2. The project is New. I have estimated the cost of the completion of the civil, MEP and allied works, of the plotted development work 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. Estimate the Total Cost for completion of the project under reference as Rs.263700000.00 (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 15-02-2022 is calculated at Rs. 3000000.00(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. 260700000.00 (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 on the 15-02-2022 is as given in Tables A below :							

Table A

Bhawna City Phase 2

Sr. No.	Particulars	Amount (Rs)
1	Total Estimated cost of the 115 individual units(2approved 113 proposed)as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 2523,00,000.00
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)	₹ 2523,00,000.00
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%

Table B

Bhawna City Phase-2- Villa (Plotted) Development Project

S.No	Particulars	Amounts
1	Total Estimated cost of the of plots development w.r.t. Permission from Competent Authority. (based on the original Estimated cost)	₹ 114,00,000.00
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%

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4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 114,00,000.00
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%
Note:- There are total of 122 of which 115 plots are on which the individual plans are to sanctioned . The balance 7 is proposed to be sold as plots		

Signature of Engineer

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

SUMMARY OF CONSTRUCTION AND DEVELOPMENT COST

Activity	Cost (Rs)
Development Works	Rs. 11400000.00
Villa Construction Works	Rs. 252300000.00
Total Cost (Rs)	Rs. 263700000.00



Estimate of Construction works Of Villas

Plot Area In Sqm	No. of Plots	Covered Are in Sq.m/Unit	Cost of Construction Rs.
127.99	2	191.99	₹ 55,96,409.54
107.93	8	161.90	₹ 188,77,114.84
108.01	2	162.02	₹ 47,22,776.74
107.86	2	161.79	₹ 47,16,217.93
128.14	2	192.21	₹ 56,02,968.35
107.93	18	161.90	₹ 424,73,508.38
105.54	1	158.31	₹ 23,07,387.54
128.14	1	192.21	₹ 28,01,484.17
90	1	180.00	₹ 26,23,521.94
79.92	9	159.84	₹ 209,67,187.31
79.75	1	159.50	₹ 23,24,731.94
92.79	1	185.58	₹ 27,04,851.12
70.92	12	141.84	₹ 248,08,023.42
92.91	1	185.82	₹ 27,08,349.15
101.11	1	151.67	₹ 22,10,535.86
87.91	1	175.82	₹ 25,62,597.93
86.33	1	172.66	₹ 25,16,540.54
84.75	1	169.50	₹ 24,70,483.16
83.17	1	166.34	₹ 24,24,425.77
81.59	1	163.18	₹ 23,78,368.39
80.01	1	160.02	₹ 23,32,311.00
78.43	1	156.86	₹ 22,86,253.62
84.09	3	168.18	₹ 73,53,731.99
61.98	2	123.96	₹ 36,13,464.21
87.43	1	174.86	₹ 25,48,605.81
86.67	1	173.34	₹ 25,26,451.62
61.98	2	123.96	₹ 36,13,464.21
84.33	1	168.66	₹ 24,58,240.05

74.52	1	149.04	₹ 21,72,276.16
61.98	12	123.96	₹ 216,80,785.28
63.82	1	127.64	₹ 18,60,368.55
74.53	1	149.06	₹ 21,72,567.67
63.04	1	126.08	₹ 18,37,631.36
83.05	1	166.10	₹ 24,20,927.74
82.29	1	164.58	₹ 23,98,773.56
62.87	1	125.74	₹ 18,32,675.82
61.43	1	122.86	₹ 17,90,699.47
60.38	1	120.76	₹ 17,60,091.72
59.34	1	118.68	₹ 17,29,775.46
58.3	1	116.60	₹ 16,99,459.21
66.27	1	132.54	₹ 19,31,786.65
117.36	1	176.04	₹ 25,65,804.45
62.48	1	124.96	₹ 18,21,307.23
62.42	1	124.84	₹ 18,19,558.21
62.32	1	124.64	₹ 18,16,643.19
62.22	1	124.44	₹ 18,13,728.16
62.13	1	124.26	₹ 18,11,104.64
62.03	1	124.06	₹ 18,08,189.62
61.94	1	123.88	₹ 18,05,566.10
61.84	1	123.68	₹ 18,02,651.07
61.75	1	123.50	₹ 18,00,027.55
61.65	1	123.30	₹ 17,97,112.53
61.69	1	123.38	₹ 17,98,278.54
Say			₹ 2522,77,796.47
			₹ 2523,00,000.00



ESTIMATE Individual Unit**Project Name** : Bhawna City**Contact Person** : Mr. Ashish**Dated** : 12th Feb 2021**Name of Owner** : For Bhawna Housing Private limited**Address of Property** : Villa on Plot No's 159 & 160 at Bhawna City Pha 2
on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja
Mohamadpur, Agra**Scope of work** : Estimate for the New construction Unit No's 159,
160**AREA STATEMENT**

Particulars	Area in Sq.m
Plot Area	79.92
Ground Floor Covd. Area	59.75
First Floor Covd. Area	59.75
II Floor Covd. Area	39.88
Mumty Covd. Area	11.23
Total Covered area	170.61

Total Estimated Cost for Civil Works : ₹ 23,23,000.00

Covered Area Average Sq.m Const. Cost : ₹ 14,575.23

Say : ₹ 14,575.00

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Estimate for Civil Works Unit No. 159-160

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation including all of material and labour	79.68	Cu. m	₹ 125.00	₹ 10,000.00
2	100 mm Plain Cement Concrete in Foundation incld. all material and labour	6.86	Cu. m	₹ 2,500.00	₹ 17,200.00
3	I-class Brickwork in 1:6 cement mortar over lime concrete in foundation and plinth including all material and labour	24.42	Cu. m	₹ 5,000.00	₹ 1,22,100.00
4	2.5 cm c.c. Damp proof course including supply of material and labour	10.04	Sq.m	₹ 300.00	₹ 3,000.00
5	I-class Brickwork with cement mortar in superstructure including supply of material and labour				
	Ground Floor	31.12	Cu.m		
	First Floor	31.12	Cu.m		
	II Floor	20.74	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	-5.01			
	Total	86.08	Cu.m	₹ 5,000.00	₹ 4,30,400.00
6	R.C.C. work excluding steel and its bending but including centering, shuttering and binding steel.				
	Ground Floor	7.47	Cu.m		
	First Floor	7.47	Cu.m		
	II Floor	4.99	Cu.m		
	III Floor	0.00	Cu.m		
	Basement	0.00	Cu.m		
	Mumty	0.00	Cu.m		
	Total	19.92	Cu.m	₹ 7,000.00	₹ 1,39,500.00
7	Mild steel work including bending in reinforcement bars at 1.25% of above qty including all material and labour	19.55	Qtl	₹ 5,000.00	₹ 97,700.00
8	12 mm Cement plastering 1:6 of ceiling including all material and labour				
	Ground Floor	59.75	Sq. m		

	First Floor	59.75	Sq. m		
	II Floor	39.88	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	11.23	Sq. m		
	Total	170.61	Sq. m	₹ 250.00	₹ 42,700.00
9	12 mm Cement plastering 1:6 of inside and outside wall incld. all material and labour				
	Ground Floor	351.17	Sq.m		
	First Floor	351.17	Sq.m		
	II Floor	233.86	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	-43.60	Sq.m		
	Total	892.60	Sq.m	₹ 250.00	₹ 2,23,200.00
10	Painting ceiling with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	59.75	Sq. m		
	First Floor	59.75	Sq. m		
	II Floor	39.88	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	11.23			
	Total	170.61	Sq. m	₹ 200.00	₹ 34,100.00
11	Wall painting with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	334.57	Sq. m		
	First Floor	334.57	Sq. m		

	II Floor	223.46	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	892.60	Sq. m	₹ 150.00	₹ 1,33,900.00
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	59.75	Sq.m		
	First Floor	59.75	Sq.m		
	II Floor	39.88	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	159.38	Sq.m	₹ 1,200.00	₹ 1,91,300.00
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	20.17	Sq.m	₹ 1,000.00	₹ 20,200.00
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				
	Ground Floor	10.05	Sq.m		
	First Floor	21.67	Sq.m		
	II Floor	0.00	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	31.72	Sq.m	₹ 1,250.00	₹ 39,600.00
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	20.15	Sq.m		
	First Floor	29.45	Sq.m		
	II Floor	0.00	Sq.m		
	III Floor	0.00	Sq.m		

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	Basement	0.00	Sq.m		
	Total	49.60	Sq.m	₹ 1,250.00	₹ 62,000.00
16	Providing and fixing Doors panelling including all materials, labour and T&P	16.00	Nos.	₹ 6,500.00	₹ 1,04,000.00
17	Providing and fixing Windows panelling including all materials, labour and T&P	10.00	Nos.	₹ 7,650.00	₹ 76,500.00
18	Providing and fixing GI Mosquito net over Door and Window incld. all materials, labour and T&P	2.00	Nos.	₹ 6,000.00	₹ 12,000.00
19	Painting of M.S. frame, grill etc and Wooden Panel Doors, window and ventilator incld. all material, labour and T&P	87.20	Sq. m	₹ 300.00	₹ 26,200.00
20	Brick Bat coba roof terracing including all labour and material.	65.73	Sq. m	₹ 650.00	₹ 42,700.00
21	Providing and fixing of main gate	1.00	Nos.	₹ 30,000.00	₹ 30,000.00
				Sub-Total	₹ 18,58,300.00
22	Sanitary & Water supply arrangements @	12.50%	of above		₹ 2,32,300.00
23	Electric fittings & fixtures arrangement @	12.50%	of above		₹ 2,32,300.00
				Total	₹ 23,22,900.00
				Say	₹ 23,23,000.00



Er. A.K. Upadhyay

Chartered Eng.(Civil)

A.M.I.E., A.I.V.

Mob - 9837008804

MODERN HOUSE PLANNERS

56, Jaipur House Market, Agra-282010

Mob. - 9897690908, 9760702742

Mail - arvind.upadhyay05@gmail.com

Architectural & Interior Designer, Approved Valuer & Surveyor, Consulting Engineer

Ref. No. -

Date -

ESTIMATE OF DEVELOPMENT WORKS

ABSTRACT OF COST

Details of Internal Development work

A. INTERNAL DEVELOPMENT WORK

1	Construction of Roads.	Rs.	3251424.40	32,51,425.00
2	Construction of Drains.	Rs.	1621415.28	16,21,416.00
3	Construction of Parks.	Rs.	1067643.40	
4	Construction of Dalav Ghar.	Rs.	159100.20	
5	Tree Plantation	Rs.	40000.00	
6	Water Supply / O.H.T	Rs.	1245512.20	
7	Fire fighting	Rs.	6848.00	
8	Sewer Line	Rs.	3087156.85	
9	Electrification	Rs.	901614.00	

Sub Total Rs. 11380714.33 1,13,80,716.00

SAY 11380715.00 1,13,80,716.00

Cal. Check

J.E(G)
R. Check.
H. Clean
01/07/21

मुख्य अभियंता मलेदप

कृपया आपके आदेश दिनांक 01.07.21 के क्रम में
संलग्न आगारान में प्रयुक्त दरो की जॉय PWD-SOR DSR
पर आधारित दर विश्लेषण पर कर दी गयी है। कृपया अग्रिम कार्यवाही
हो प्रेषित है। 01/07/21 J.E(G)



वृक्ष हैं, तो जीवन है



INTERNAL DEVELOPMENTS WORKS, ESTIMATE
Details of Internal Development work of
BHAWANA CITY, SHASTRIPURAM SIKANDRA AGRA

S. No.	Quantity	Unit	Item of Work	Rate	Amount
(1)	(2)	(3)	(4)	(5)	(6)
1	Construction of Roads :				
1.1	611.17	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	3251424.40
				Analysis Rate	
				Total	3251424.40
2	Construction of Drains :				
2.1	1160.13	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	1573136.28
2.2	11.00	RM	Construction of drain crossing as per details drawing/design and specification and section approved by E/I etc. all complete.	4389.00	48279.00
				Total	1621415.28
3	Construction of Park :				
3.1	283.30	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	1047643.40
3.2	2.00	Nos.	Supply and Fixing of Gate with R.C.C all complete.	10000.00	20000.00
				Total	1067643.40
4	Construction of Dalav Ghar :				
4.1	37.80	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	159100.20
				Total	159100.20
5	Tree Plantation :				
5.1	1	Job	Tree plantation including tree guards maintenance etc. all complete.(L.S.)	40000.00	40000.00
				Total	40000.00



6 Water Supply :					
6.1	992.44	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	1245512.20
6.2		Nos.	Fixing of submersable pump and boring of tube well 100 mm. size etc all complete as directed by engineer incharge	137000.00	0.00
6.3		Ltr.	Construction of O.H.T including all complete as per design	35.00	0.00
Total					1245512.20
7 Fire fighting :					
7.1	4	Nos.	S/F of fire hydrant including all complete.	1712.00	6848.00
Total					6848.00
8 Construction of Sewer Line :					
8.1	588.95	Rmt.	Supply, laying and jointing 600mm dia to 100mm dia NP-3 hume pipe in proper slop and alignment as per specification and direction of E/I required for proper completion of work.	4203.00	2475356.85
8.2	23	Nos.	Construction of inspection chamber of size 1.00 x 1.20 X 1.50m deep in 1:4 cement and sand mortar including RCC slab MS, mainhole cover, footrest etc. all complete required for proper completion of the work.	26600.00	611800.00
Total					3087156.85
9 Electrification :					
9.1	21.00	Nos.	Supply and fixing of Electric poles with conductors as per specification of UPSEB etc. all complete required for proper completion of the work as per direction of E/I. or as per norms of D.V.V.N.I./Torrent.	42934.00	901614.00
Total					901614.00
Grand Total					11380714.33
				Say	11380715.00

Total (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I)
= 1,13,80,716.60



INTERNAL DEVELOPMENTS WORKS, ESTIMATE
Details of Internal Development work of
BHAWANA CITY, SHASTRIPURAM SIKANDRA AGRA

S. No.	Quantity	Unit	Item of Work	Road size
(1)	(2)	(3)	(4)	(5)

Road work

1	76.10	mt	Front of plot no 155 to 165	10.00 mt
2	97.71	mt	Front of plot no 131 to park -2	9.00 mt
3	29.94	mt	Side of 119&142	7.50 mt
4	27.69	mt	Side of 143 & 179	9.00 mt
5	101.28	mt	plot no 180 to 222	9.00 mt
6	37.67	mt	Plot no 182 tp 187	9.00 mt
7	37.46	mt	plot no 196 to 201	9.00 mt
8	20.66	mt	Side of 191 &192	9.00 mt
9	20.66	mt	Side of 211 &212	9.00 mt
10	37.25	mt	Plot no 202 to 207	9.00 mt
11	37.04	mt	Plot 221 to 216	9.00 mt
12	87.71	mt	Plot no 166 to 179	7.50 mt

611.17 TOTAL

Drain work

1	75.18	mt	Plot no 155 to 165
2	89.21	mt	Plot no 130 to 119
3	89.21	mt	Plot no 131 to 142
4	87.71	mt	Plot no 154 to 143
5	187.71	mt	Plot no 166 to 179
6	29.94	mt	Plot no 130 to 131
7	26.79	mt	Plot no 154 to 166
8	112.02	mt	Park no 5
9	29.94	mt	Plot no 119 to 142
10	26.79	mt	Plot no 143 to 179
11	55.67	mt	Park no 2 & D.G
12	51.17	mt	Plot no 180 to 187
13	28.64	mt	Plot no 188 To 191
14	28.64	mt	Plot no 192 to 195
15	37.46	mt	Plot no 201 to 196
16	37.25	mt	Plot no 207 to 202
17	27.37	mt	Plot no 208 to 211
18	27.37	mt	Plot no 212 to 215
19	37.04	mt	Plot no 216 to 221
20	9.00	mt	Plot no 222
21	66.02	mt	Plot no 223 to 233

1160.13 TOTAL



PARK WORK

- 1 90.12 mt Park no 02 (24.66+13.10+27.82+90.30+15.24)
2 193.18 mt Park no 05 (3.78+87.64+20.60+10.25+5.44+65.47)

283.30 TOTAL

DALAB GHAR WORK

- 1 37.80 Sqmone no

37.80 TOTAL

WATER SUPPLY WORK

- 1 992.44 mt Total Length of Drain - Length of Park (1160.13 - 167.69 = 992.44 mt)

