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FORM-R

ENGINEER'S CERTIFICATE

Date: 26.06.2018

(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 7 No. of Building(s)/ NIL Block(s) of the project [UPRERA Registration Number - UPRERAPRJ7004] situated on the Khasra No/ Plot no GH-7, Sec-11 Vrindavan Yojna, Raibrelly Road Demarcated by its boundaries (latitude and longitude of the end points) 26°45'40" and 80°57'19" to the North 26°45'41" and 80°57'20" to the South 26°45'44" and 80°57'15" to the East 26°45'41" and 80°57'15" to the West of village _____ Tehsil _____ Competent/ Development authority- UP Housing & Development Board, District - Lucknow, PIN - 226025, admeasuring- 11944 sq.mts. Area being developed by Deserve Builders & Developer Ltd.

I/We Malvika Dhawan (Proprietor – DES Consultants) have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 7 (Seven) Building(s) NIL Block/ Tower (s) of the Project, situated on the Khasra No/ Plot no --GH-7 Sec-11 Vrindavan Yojna, Raibrelly Road of village _____ tehsil _____ competent/ development authority - UP Housing & Development Board, District - Lucknow, PIN - 226025, admeasuring - 11944 sq.mts. area being developed by Deserve Builders & Developer 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:
 - i. M/s/Shri/Smt Architect Avenue as L.S. / Architect
 - ii. M/s/Shri/Smt Mahimtura consultants Pvt Ltd. as Structural Consultant
 - iii. M/s/Shri/Smt Electro-Mech consultants Pvt Ltd. as MEP Consultant
 - iv. M/s/Shri/Smt Brajesh Kumar Kushwaha 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. **115,54,83,398.00/-** (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 **26.06.2018** is calculated at Rs. **21,74,74,814.00/-** (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. **93,80,08,583.00/-** (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 28.06.2018 date is **Rs. 21.75 crores** approx. as given in Tables A and B below :

Table A

Project Basement

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing/Basement as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	221102028
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	74587435
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	33.73%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	146514593
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)	33.73%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A1

Building/Wing/Tower bearing Number A or called Wing A

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	156126044
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	17161132
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	10.99%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	138964912
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)	10.99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



Table A2

Building/Wing/Tower bearing Number B or called Wing B

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	175759907
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	42121788
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	23.97%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	133638119
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)	23.97%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3

Building/Wing/Tower bearing Number C or called Wing C

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	175759907
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	47527992
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	27.04%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	128231915
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)	27.04%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



Table A4

Building/Wing/Tower bearing Number D or called Wing D

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	28698419
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	13766724
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	47.97%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	14931695
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)	47.97%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A5

Building/Wing/Tower bearing Number E or called Wing E

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	41290923
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	18891683
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	45.75%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	22399239
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)	45.75%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



Table A6

Building/Wing/Tower bearing Number F or called Wing F

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	14369151
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	203529
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	1.42%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	14165622
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)	1.42%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A7

Building/Wing/Tower bearing Number G or called Wing G

S.No.	Particulars	Amount (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	324208494
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	3214532
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.99%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	320993962
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)	0.99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



Table B

Internal & External Development works and common amenities

S.No.	Particulars	Amount (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).	18168525
2	Cost incurred as on (based on the actual cost incurred as per records)	0
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)	18168525
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 sheet for the cost calculations)		

Signature of Engineer:



Name:

Malvika Dhawan (Proprietor – DES Consultants)

Address:

D-2 / 46-47, 2nd Floor, Shyama Shiv Square, Vibhuti Khand, Gomti Nagar, Lucknow - 226010

Aadhar No:

5649 0215 8873

PAN No:

BJHPD2630Q

Cost Calculations of Each Unit / Building or Tower

S.No	WORK	RATE	A-Wing				
			Estimated		Current		
			Area	Gross Amount	Area	Amount	
1	EXCAVATION	25.00	74963.29	1874082	74963.29	1874082	2211417
2	STRUCTURAL	850.00	74963.29	63718797	14905.00	12669250	14949715
3	MASONARY	75.00	74963.29	5622247	0.00		6634251
4	PLASTER	70.00	74963.29	5247430	0.00		6191968
5	FLOORING	120.00	74963.29	8995595	0.00		10614802
6	JOINING (DOOR & WINDOWS)	185.00	74963.29	13868209	0.00		16364486
7	PAINTING	60.00	74963.29	4497797	0.00		5307401
8	WATER PROOFING	45.00	74963.29	3373348	0.00		3980551
9	LIFT	50.00	74963.29	3748165	0.00		4422834
10	PLUMBING	85.00	74963.29	6371880	0.00		7518818
11	ELECTRICAL	180.00	74963.29	13493392	0.00		15922203
12	FIRE FIGHTING	20.00	74963.29	1499266	0.00		1769134
	TOTAL	1765.00		132310207		14543332	17161132

10.99%

S.No	WORK	RATE	B-Wing				
			Estimated		Current		
			Area	Gross Amount	Area	Amount	
1	EXCAVATION	25.00	84390.41	2109760	84390.41	2109760	2489517
2	STRUCTURAL	850.00	84390.41	71731849	38079.95	32367958	38194190
3	MASONARY	75.00	84390.41	6329281	16249.50	1218713	1438081
4	PLASTER	70.00	84390.41	5907329	0.00	0	0
5	FLOORING	120.00	84390.41	10126849	0.00	0	0
6	JOINING (DOOR & WINDOWS)	185.00	84390.41	15612226	0.00	0	0
7	PAINTING	60.00	84390.41	5053425	0.00	0	0
8	WATER PROOFING	45.00	84390.41	3797568	0.00	0	0
9	LIFT	50.00	84390.41	4219521	0.00	0	0
10	PLUMBING	85.00	84390.41	7173185	0.00	0	0
11	ELECTRICAL	180.00	84390.41	15190274	0.00	0	0
12	FIRE FIGHTING	20.00	84390.41	1687808	0.00	0	0
	TOTAL	1765.00		148949074		35696430	42121788

23.97%



C-Wing

S.No	WORK	RATE	Estimated		Current			
			Area	Gross Amount	Net (incl of GST 18%)	Area	Amount	Net (incl of GST 18%)
1	EXCAVATION	25.00	84390.41	2109760	2489517	84390.41	2109760	2489517
2	STRUCTURAL	850.00	84390.41	71731849	84643581	43470.05	36949543	43600460
3	MASONARY	75.00	84390.41	6329281	7468551	16248.75	1218656	1438014
4	PLASTER	70.00	84390.41	5907329	6970648	0.00	0	0
5	FLOORING	120.00	84390.41	10126849	11949682	0.00	0	0
6	JOINING (DOOR & WINDOWS)	185.00	84390.41	15612226	18422427	0.00	0	0
7	PAINTING	60.00	84390.41	5063425	5974841	0.00	0	0
8	WATER PROOFING	45.00	84390.41	3797568	4481131	0.00	0	0
9	LIFT	50.00	84390.41	4219521	4979034	0.00	0	0
10	PLUMBING	85.00	84390.41	7173185	8464358	0.00	0	0
11	ELECTRICAL	180.00	84390.41	15190274	17924523	0.00	0	0
12	FIRE FIGHTING	20.00	84390.41	1687808	1991614	0.00	0	0
TOTAL				148949074	175759907		40277959	47527992

27.04%

D-Wing

S.No	WORK	RATE	Estimated		Current			
			Area	Gross Amount	Net (incl of GST 18%)	Area	Amount	Net (incl of GST 18%)
1	EXCAVATION	25.00	13779.43	344486	406493	13779.43	344486	406493
2	STRUCTURAL	850.00	13779.43	11712516	13820768	13320.27	11322230	13360231
3	MASONARY	75.00	13779.43	1033457	1219480	0.00	0	0
4	PLASTER	70.00	13779.43	964560	1138181	0.00	0	0
5	FLOORING	120.00	13779.43	1653532	1951167	0.00	0	0
6	JOINING (DOOR & WINDOWS)	185.00	13779.43	2549195	3008050	0.00	0	0
7	PAINTING	60.00	13779.43	826766	975584	0.00	0	0
8	WATER PROOFING	45.00	13779.43	620074	731688	0.00	0	0
9	LIFT	50.00	13779.43	688972	812986	0.00	0	0
10	PLUMBING	85.00	13779.43	1171252	1382077	0.00	0	0
11	ELECTRICAL	180.00	13779.43	2480297	2926751	0.00	0	0
12	FIRE FIGHTING	20.00	13779.43	275589	325195	0.00	0	0
TOTAL				24320694	28698419		11666715	13766724

47.97%



E-Wing						
S.No	WORK	RATE	Estimated		Current	
			Area	Gross Amount	Area	Amount
1	EXCAVATION	25.00	19825.67	495642	19825.67	495642
2	STRUCTURAL	850.00	19825.67	16851820	18252.07	15514260
3	MASONARY	75.00	19825.67	1486925	1754572	0
4	PLASTER	70.00	19825.67	1387797	1637600	0
5	FLOORING	120.00	19825.67	2379080	2807315	0
6	JOINING (DOOR & WINDOWS)	185.00	19825.67	3667749	4327944	0
7	PAINTING	60.00	19825.67	1189540	1403657	0
8	WATER PROOFING	45.00	19825.67	892155	1052743	0
9	LIFT	50.00	19825.67	991284	1169715	0
10	PLUMBING	85.00	19825.67	1685182	1988515	0
11	ELECTRICAL	180.00	19825.67	3568621	4210972	0
12	FIRE FIGHTING	20.00	19825.67	396513	467886	0
TOTAL				34992308		16009901
				41290923		18891683

45.75%

F-Wing						
S.No	WORK	RATE	Estimated		Current	
			Area	Gross Amount	Area	Amount
1	EXCAVATION	25.00	6899.29	172482	6899.29	172482
2	STRUCTURAL	850.00	6899.29	5864397	0.00	0
3	MASONARY	75.00	6899.29	517447	610587	0
4	PLASTER	70.00	6899.29	482950	569881	0
5	FLOORING	120.00	6899.29	827915	976939	0
6	JOINING (DOOR & WINDOWS)	185.00	6899.29	1276369	1506115	0
7	PAINTING	60.00	6899.29	413957	488470	0
8	WATER PROOFING	45.00	6899.29	310468	366352	0
9	LIFT	50.00	6899.29	344965	407058	0
10	PLUMBING	85.00	6899.29	586440	691999	0
11	ELECTRICAL	180.00	6899.29	1241872	1465409	0
12	FIRE FIGHTING	20.00	6899.29	137986	162823	0
TOTAL				12177247		172482
				14369151		203529

1.42%



G-Wing

S.No	WORK	RATE	Estimated		Current	
			Area	Gross Amount	Area	Amount
1	EXCAVATION	25.00	155667.40	3891685	108967.18	2724180
2	STRUCTURAL	850.00	155667.40	132317290	0.00	0
3	MASONARY	75.00	155667.40	11675055	0.00	0
4	PLASTER	70.00	155667.40	10896718	0.00	0
5	FLOORING	120.00	155667.40	18680088	0.00	0
6	JOINING (DOOR & WINDOWS)	185.00	155667.40	28798469	0.00	0
7	PAINTING	60.00	155667.40	9340044	0.00	0
8	WATER PROOFING	45.00	155667.40	7005033	0.00	0
9	LIFT	50.00	155667.40	7783370	0.00	0
10	PLUMBING	85.00	155667.40	13231729	0.00	0
11	ELECTRICAL	180.00	155667.40	28020132	0.00	0
12	FIRE FIGHTING	20.00	155667.40	3113348	0.00	0
TOTAL		1765.00		274752961		2724180
				324208494		3214532

0.99%

Basement

SR.	WORK	RATE	Estimated		Current	
			Area	Gross Amount	Area	Amount
1	RAFT RCC	950.00	104097.00	98892150	43592.89	41413246
2	COLUMNS	100.00	104097.00	10409700	12283446	4359289
3	BASEMENT TOP SLAB	400.00	104097.00	41638800	49133784	17437156
4	FLOORING	150.00	104097.00	15614550	18425169	0
5	PAINTING	50.00	104097.00	5204850	6141723	0
6	PLUMBING	50.00	104097.00	5204850	6141723	0
7	ELECTRIFICATION	50.00	104097.00	5204850	6141723	0
8	FIRE FIGHTING	50.00	104097.00	5204850	6141723	0
TOTAL		1800.00		187374600		63209691
				221102028		74587435

33.73%

