

FORM-R

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 Plotted Development Project Guru Kripa Villas situated on Khasra no. 341(KA), 341(KHA), 342(KA), 342(KHA), 343, 346, 347, 348, 349, 350, 350(KA), 351 & 352, Mauja Govindpur, demarcated by its boundaries 27°31'11.59"N, 77°39'29.55"E to the North, 27°31'7.28"N, 77°39'29.13"E to the South, 27°31'9.06"N, 77°39'33.43"E to the East and 27°31'9.79"N, 77°39'26.78"E to the West of Village Govindpur, Tehsil Mathura under Mathura-Vrindavan Development Authority, District Mathura, PIN 281001, admeasuring 26130 sq. meter area, being developed by SRI KESHAVAM DEVELOPERS

- 1 I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Project Guru Kripa Villas with UPRERA Application No A/F situated on Khasra no. 341(KA), 341(KHA), 342(KA), 342(KHA), 343, 346, 347, 348, 349, 350, 350(KA), 351 & 352, Mauja Govindpur, demarcated by its boundaries 27°31'11.59"N, 77°39'29.55"E to the North, 27°31'7.28"N, 77°39'29.13"E to the South, 27°31'9.06"N, 77°39'33.43"E to the East and 27°31'9.79"N, 77°39'26.78"E to the West of Village Govindpur, Tehsil Mathura under Mathura-Vrindavan Development Authority, District Mathura, PIN 281001, admeasuring 26130 sq. meter area, being developed by SRI KESHAVAM DEVELOPERS

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 Abhishek Bansal as Architect
- (ii) Shri Anshul Agarwal_as Structural Consultant
- (iii) Sri Anshul Agarwal as MEP Consultant
- (iv) Shri Ankur Bansal appointed as Site Supervisor

- 2 The project is to commence . 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 I estimate the Total Cost for completion of the project under reference as Rs.155,00,000.00(Total of S.No. 1 in Tables A) 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 07-04-2021 is calculated at **Rs. Nil** (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 5. The Balance cost of Completion of the Civil, MEP and Allied works of the development works of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 15500000.00 (Total of S.No. 4 in Tables A and B).
- 6 6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 07-04-2021 date is as given in Tables A and B below:

Table A (Not Applicable)
PROJECT NAME: Guru Kripa Villas

S.No.	Particulars	Amounts (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	N.A
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	N.A
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	N.A
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	N.A
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)	N.A
(Enclosed 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).	₹ 155,00,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 0.00
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)	₹ 155,00,000.00
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%

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

ESTIMATE

Dated : 07 July 2021

Name of Owner : M/s "SRI KESHAVAM DEVELOPERS"

Address of Property : Guru Kripa Villas Colony, on Land situated on Khasra no. 341(KA), 341(KHA), 342(KA), 342(KHA), 343, 346, 347, 348, 349, 350, 350(KA), 351 & 352, Mauja Govindpur, Mathura

Scope of work : Estimate for the Site Developmental Works for the approved Plot Development Project

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	26130.00
Net Land Area	26130.00
Plotted Area	15840.44
Area under Park	3924.73
Area under road	5973.72

Total Estimated Cost for Developmental Works : ₹ 155,00,000.00

Rs. One crore fifty five lacs only

Remarks

The Land Parcel of the concerened project was reported and observed levelled , thus the cost of the same is also not included in this estimate

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

S.No.	Particulars	Quantity	Unit	Indexed rates for 2018-19	Estimated Amount	Percentage completion	Amount Incured
1	Internal Road Construction	26130.00	Sq.m	₹ 108.75	₹ 28,00,000.00	0.00%	₹ 0.00
2	Levelling	26130.00	Sq.m	₹ 71.25	₹ 19,00,000.00	0.00%	₹ 0.00
3	Septic Tanks	80.00	Sq.m	₹ 4,500.00	₹ 4,00,000.00	0.00%	₹ 0.00
4	Park Development & Land Scaping, RWH	3924.73	Sq.m	₹ 60.00	₹ 2,00,000.00	0.00%	₹ 0.00
5	Street Lighting	26130.00	Sq.m	₹ 71.25	₹ 19,00,000.00	0.00%	₹ 0.00
6	Storm Water Drains	26130.00	Sq.m	₹ 63.75	₹ 17,00,000.00	0.00%	₹ 0.00
7	Water Supply Lines + Wells	26130.00	Sq.m	₹ 138.75	₹ 36,00,000.00	0.00%	₹ 0.00
8	Boundary Wall	650	RM	₹ 4,125.00	₹ 27,00,000.00	0.00%	₹ 0.00
9	Dalab Ghar	26130	Sq.m		₹ 3,00,000.00	0.00%	₹ 0.00
					₹ 155,00,000.00		₹ 0.00