



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 Development Work of "Manhar Grove" Colony Project having RERA Regn. No. UPRERAPRJ11130, situated on the Khasra No 110. Demarcated by its boundaries (latitude and longitude of the end points) 27°06'54.97" to the North, 77°59'47.65" to the East and 27°06'55.42" to the North, 77°59'37.45" to the East of village Nainana Jat Tehsil AGRA, Competent/ Development authority AGRA, District AGRA, PIN 282001, Admeasuring 26,480 sq.mts. area being developed by Max Builders Pvt Ltd.

I AKHIL GOEL have undertaken assignment as Engineer of certifying Percentage of Completion Work of the "Manhar Grove" Colony Project, situated on the Khasra No 110 of village Nainana Jat Tehsil AGRA, competent/ development authority AGRA, District AGRA, PIN 282001, Admeasuring 26,480 sq.mts. area being developed by Max Builders Pvt 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) Shri Ashwani Gupta as Architect
- (ii) Shri Sahab 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,

3. We estimate the Total Cost for completion of the project under reference as Rs. 315 Lakhs (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 05/07/2018 is calculated at Rs. 162 Lakhs (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. 153 Lakhs (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 5/07/2018 date is as given in Tables A and B below :

A3



Table ABuilding/Wing/Tower bearing Number NA or called NA

(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.No.	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)	NA
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NA
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	NA
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NA
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$	NA
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE BInternal & 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 Cost).	Rs 3,15,00,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 1,80,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	57.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1,35,00,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$	57.00%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

AKHIL GOEL

Address

S-3, VIMAL TOWER, SANJAY PLACE, AGRA.

Aadhar No.

331212224968

PAN No.

AHBPG8755E

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of Authority "The Institutions of Engineers (India)"]





Techno Design Group

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

ER. AKHIL GOEL

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

05/07/2018

INVERSTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of
Manhar Grove, situated on khasra no.110, Mauza- Nainana Jat,
Tehsil & District- Agra.
Owner: M/s Max Builders Pvt. Ltd, 23, Old Vijay Nagar, Agra.

MANHAR GROVE

Rs in Lacs

S.No.	INTERNAL Development Works	ESTIMATED WORK	%age work done	Estimated Investment Accured
1	Road Construction	21.62	90	19.46
2	Water Supply (OHT)	9	100	9.00
3	Construction of Drains	12.8	75	9.60
4	Construction Of Parks	10	75	7.50
5	Tree Plantation	4	80	3.20
6	Dalab Ghar	1	0	0.00
7	Electrification	80	20	16.00
8	Sewage Treatment Plant	25	0	0.00
9	Rainwater Harvesting	5	0	0.00
10	Boundary Walls	16	100	16.00
11	ADA Deposit	61.46	50	30.73
12	LAND COST	69.06	100	69.06

314.94

180.548

Or Say **Rs 315.00 Lac**

Rs 180.00 Lac

For Techno Design Group

(ER. AKHIL GOEL)

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

M.I.E.(148071-5), F.I.V.(24752)

Chartered & Consulting Engineer





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Designer, Structural Engineer

ER. AKHIL GOEL

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

ESTIMATE

Estimate of Development Work of Manhar Grove, situated on khasra no.110, Mauza- Nainana Jat, Tehsil & District- Agra. (Prevailing Rate of 2012)

Owner: M/s Max Builders Pvt Ltd, 23, Old Vijay Nagar, Agra.

Sl No.	Particulars	Quantity	Unit	Rate	Amount in Rupees
1	<u>CONSTRUCTION OF ROADS:-</u> Construction of Roads with 15 cm thick layer of stone soiling coat 12 cm thick inter coat and 8 cm thick top coat of stone ballast and also including first coat painting after W.B.M. surface, 2 cm thick premix carpet with seal coat as per schedule and specifications of PWD with brick edging and 1 mt wide brick on edge pavement both side of roads including supply of all material, labour and T&P etc. required for proper completion of the work as per direction of E/I.	2652.00	Sq Mts	815.00	2,161,380.00
2	<u>CONSTRUCTION OF DRAINS:-</u> Construction of 'U' type drain as per standared design and specification as per direction of E/I etc all complete.	1060.00	R Mts	1,100.00	1,166,000.00
	Construction of Road crossing as per details drawing/design and specification and section approved by E/I etc all complete.	12.00	R Mts	9,500.00	114,000.00
3	CONSTRUCTION OF PARKS			L.S.	1,000,000.00
4	CONSTRUCTION OF DALAV GHAR			L.S.	100,000.00
5	TREE PLANTATION			L.S.	400,000.00
6	WATER SUPPLY AND OVER HEAD TANK OF ONE LAKH LITERS.	1.00	No		900,000.00
7	ELECTRIFICATION COMPLETE IN ALL RESPECT			L.S.	8,000,000.00
8	SEWAGE TREATMENT PLANT	1.00	No	L.S.	2,500,000.00
9	RAINWATER HARVESTING	1.00	No	L.S.	500,000.00
10	BOUNDARY WALLS			L.S.	1,600,000.00
11	ADA EXTERNAL DEVELOPMENT WORK DEPOSITE			L.S.	6,146,184.00
12	LAND COST			L.S.	6,905,700.00
Grand Total					31,493,264.00

or say **Rs. 315.00 Lac**

(Rupees Three Crore Fifteen lacs only)

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