

**Er. Surya Prakash Gupta**

B.E.Hons.(Civil)Gold Medalist : AMIE(india)

Project Management consultant

PAN : ABFPG5667H

KB-26 Kavi Nagar, Ghaziabad-201002

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ENGINEER'S CERTIFICATE

FORM-R

Date: 18-06-2018

Subject:

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of LANDCRAFT METRO HOMES No. of 2 TOWER (s) of the First Phase of the Project [UPRERAPRJ4635] situated on the Khasra No 613M, 614M. Demarcated by its boundaries (latitude and longitude of the end points) 28°44'47.22" & 77°28'53.64" to the North 28°44'38.71" & 77°28'59.95" to the South 28°44'41.49" & 77°29'02.27" to the East 28°44'44.36" & 77°28'51.21" to the West of village BASANTPUR SAILTI Tehsil MODINAGAR Competent/ Development authority Ghaziabad Development Authority District GHAZIABAD PIN 201206 admeasuring 10300 sq.mts. area being developed by RS LANDCRAFT LLP.

I Surya Prakash Gupta have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the LANDCRAFT METRO HOMES 2 Tower (s) of FIRST Phase of the Project, situated on the Khasra No 613 M, 614M of village BASANTUP SAILTI tehsil MODINAGAR competent/ development authority Ghaziabad Development Authority District GHAZIABAD PIN 201206 admeasuring 10300 sq.mts. area being developed by [RS LANDCRAFT LLP.]

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 NATIONAL ARCHITECT & ENGINEERS as Architect ;
  - (ii) M/s KEEN ASSOCIATES PVT.LTD. as Structural Consultant
  - (iii) M/s CONSUMMATE ENGINEERING SERVICES PVT.LTD.as MEP Consultant
  - (iv) Shri KAPIL GAUTAM 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. 337273135.00 (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 18th June-18 is calculated at Rs.46715469.00 (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.290557666.00 (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 31st March-22 date is as given in Tables A and B below :

  
**Er. Surya Prakash Gupta**  
B.E. Hons.(Civil) Gold Medalist, AMIE (India)

**Table A, (Tower- A)**

Building/Wing/Tower bearing Number Tower- A &amp; J or called PHASE-1

(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)	146537000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	27497891
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	18.76%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	119039109
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	18.76%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

**Table A (Tower- J)**

Building/Wing/Tower bearing Number Tower- A &amp; J or called PHASE-1

(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)	146898000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	13925384
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	9.47%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	132972616
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	9.47%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

**TABLE B**

Internal &amp; 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	43838135
2	Cost incurred as on (based on the actual cost incurred as per records)	5292194
3	Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	12.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	38545941
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	12.00%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name : Er.Surya Prakash Gupta

Address: KB-26 Kavi Nagar Ghaziabad-201002

PAN No.: ABFPG5667H

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**Annexure A**

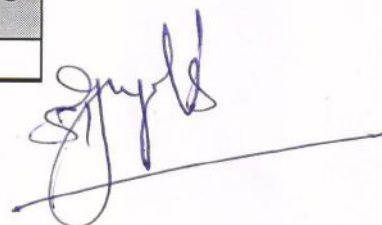
List of Extra / Additional Items executed with Cost



NAME OF PROJECT:-LANDCRAFT METROHOMES NH-58 GZB.

TOWER - A

S.NO.	DESCRIPTION	AMOUNT	UNIT
1	APPROX. COST OF DOORS AND HARDWARE	16.92	LAC
2	APPROX. COST OF CEMENT IN FINISHING	9.54	LAC
3	APPROX. COST OF TILES AND STONE	46.74	LAC
4	TOTAL COST OF MATERIAL IN FINISHING WORKS (OWNER'S SCOPE) (ITEM NO. 1,2,3)	73.20	LAC
5	TOTAL COST OF MATERIAL IN STRUCTURE WORK (OWNER'S SCOPE)	269.04	LAC
6	COST OF STRUCTURE WITHOUT MATERIAL	654.23	LAC
7	COST OF FINISHING WITHOUT MATERIAL	171.85	LAC
8	EXTRA FOR LIFT CHARGE (ON ITEMS 6 & 7 @ 3.07%)	25.36	LAC
9	COST OF ACTIVITIES TO BE DONE BY OWNER THROUGH THIRD PARTY	63.19	LAC
10	COST OF MEP WORKS AS REPORTED BY CONSULTANT (CESPL)	171.50	LAC
11	COST OF LIFTS	37.00	LAC
12	TOTAL COST OF PROJECT (ITEM NO. 4,5,6,7,8,9,10 & 11)	1,465.37	LAC



**NAME OF PROJECT:-LANDCRAFT METROHOMES NH-58 GZB.**

**TOWER-J**

S.NO.	DESCRIPTION	AMOUNT	UNIT
1	APPROX. COST OF DOORS AND HARDWARE	17.16	LAC
2	APPROX. COST OF CEMENT IN FINISHING	10.51	LAC
3	APPROX. COST OF TILES AND STONE	46.90	LAC
4	TOTAL COST OF MATERIAL IN FINISHING WORKS (OWNER'S SCOPE) (ITEM NO. 1,2,3)	74.58	LAC
5	TOTAL COST OF MATERIAL IN STRUCTURE WORK (OWNER'S SCOPE)	267.18	LAC
6	COST OF STRUCTURE WITHOUT MATERIAL (CONTRACTOR SCOPE)	649.06	LAC
7	COST OF FINISHING WITHOUT MATERIAL (CONTRACTOR SCOPE)	163.53	LAC
8	EXTRA FOR LIFT CHARGE (ON ITEMS 6 & 7 @ 3.07%)	24.95	LAC
9	COST OF ACTIVITIES TO BE DONE BY OWNER ITSELF	81.19	LAC
10	COST OF MEP WORKS AS REPORTED BY CONSULTANT (CESPL)	171.50	LAC
11	COST OF LIFTS	37.00	LAC
12	TOTAL COST OF PROJECT (ITEM NO. 4,5,6,7,8,9 & 10)	1,468.98	LAC

*Signature*



**NAME OF PROJECT:-LANDCRAFT METROHOMES NH-58 GZB.**

**EXPENCES DETAIL AT IDC**

**Amount in Lacs**

S.NO.	DESCRIPTION	AMOUNT
1	COST OF HIGH SIDE MEP WORKS	272.29
	<u>CIVIL WORKS</u>	
2	COST OF PUMP HOUSE @2 NOS.	2.00
3	COST OF U.G.TANK CIVIL WORK	35.20
4	COST OF S.T.P CIVIL WORK	43.60
5	COST OF L.T PANEL & METER ROOM & GUARD ROOM WITH STONE CLADDING	7.29
6	COST OF ROAD AND PAVEMENTS WORK	70.5
7	COST OF MAIN GATE	5.00
8	COST OF HORTICULTURE WORK	2.50
9	TOTAL COST OF WORK IN IDC EXCL. TAX	438.38

