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Techno Design Group

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

ER. AKHIL GOEL

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

Date 30.07.2018

Certificate of Percentage of Completion of Construction Work of 4 Nos. of Block(s) of the Project Ram Raghu Ananda [UPRERA Registration Number UPRERAPRJ7221] situated on the part of Khasra Nos. 300-303 & 306-321.

Demarcated by its boundaries (latitude and longitude of the end points)

27°13'26.44"N x 77°57'43.66"E to the North

27°13'22.76"N x 77°57'43.95"E to the South

27°13'24.37"N x 77°57'46.11"E to the East

27°13'24.81"N x 77°57'42.47"E to the West (as per Google Earth)

of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 9,956 sq.mts. area being developed by M/s Ram Raghu Buildwell.

I, Akhil Goel have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 4 Blocks of the Project, situated on the part of Khasra Nos. 300-303 & 306-321 of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 9,956 sq.mts. area being developed by M/s Ram Raghu Buildwell.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Shri C.S.Gupta as Architect ;
- (ii) Shri Akhil Goel as Structural Consultant
- (iii) Shri Dharmendra Kumar 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. 321,466,332.00 (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 30.07.2018 is calculated at Rs. 258,424,510.00 (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. 63,041,822.00 (Total of S.No. 4 in Tables A and B).

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6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.07.2018 is as given in Tables A and B below :

Table A

S.No.	Particulars	Amounts (Rs)
1	Total Estimated cost of the buildings (details of blocs below) as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	273,229,000
2	Cost Incurred as on Date (Based on the actual cost incurred as per records)	218,162,178
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	79.85%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	55,066,822
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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)	79.85%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

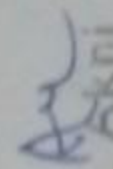
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

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).	48,237,332
2	Cost incurred as on (based on the actual cost incurred as per records)	40,262,332
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	83.46%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	79,75,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 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)	83.46%
(Enclose separate sheet for the cost calculations)		

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done on Development Work of the Project Ram Raghu Ananda 2, situated on the part of Khasra Nos. 300-303 & 306-321 of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 9,956 sq.mts. area being developed by M/s Ram Raghu Buildwell.

Project Name: Ram Raghu Ananda


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S-2, Vimal Tower,
Sanjay Place Agra

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Road Construction	2500000	40	1000000
2	Water Supply (OHT)	2000000	80	1600000
3	Construction of Drains	1500000	80	1200000
4	Construction Of Parks	1500000	20	300000
5	Tree Plantation	500000	40	200000
6	Dalav Ghar	250000	70	175000
7	Electrification	5000000	30	1500000
8	Sewage Treatment Plant	2500000	80	2000000
9	Rainwater Harvesting	2000000	90	1800000
10	Boundary Walls	2500000	100	2500000
11	Plan Approval fees	17880442	100	17880442
12	LAND COST	10106890	100	10106890
		48237332		40262332

WORK DONE= 83.46%

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done on the building construction work of the Project Ram Raghu Ananda, situated on the part of Khasra Nos. 300-303 & 306-321 of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 9,956 sq.mts. area being developed by M/s Ram Raghu Buildwell.

Project Name: Ram Raghu Ananda

Block B				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	608,960	100	608,960
2	Foundation	6,089,600	100	6,089,600
3	Super Structure	27,403,200	100	27,403,200
4	Electric work	2,131,360	10	213,136
5	Flooring	3,958,240	80	3,166,592
6	Paint	2,435,840	20	487,168
7	Bathrooms & Kitchens	6,089,600	60	3,653,760
8	Doors & Windows	6,089,600	30	1,826,880
9	Lifts	2,740,320	-	-
10	Fire	1,217,920	50	608,960
11	Misc	3,044,800	-	-
		60,896,000		44,058,256
Or Say		72.35%		

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Block C

S.No.	Construction Works	ESTIMATED M/C/HK. (Rs. in Lacs)	%age work done	Estimated Investment Accrued (Rs. in Lacs)
1	Earthwork	7,122,520	100	7,122,520
2	Foundation	7,229,200	100	7,229,200
3	Super Structure	32,531,400	100	32,531,400
4	Electric work	2,530,200	100	2,530,200
5	Flooring	4,698,980	80	3,759,184
6	Paint	2,891,680	20	578,336
7	Bathrooms & Kitchens	7,229,200	60	4,337,520
8	Doors & Windows	7,229,200	30	2,168,760
9	Lifts	3,253,140	-	-
10	Fire	1,445,840	50	722,920
11	Misc	3,624,600	-	-
		72,292,000		52,308,262

Or Say

72.355%

Block D

S.No.	Construction Works	ESTIMATED M/C/HK. (Rs. in Lacs)	%age work done	Estimated Investment Accrued (Rs. in Lacs)
1	Earthwork	7,122,520	100	7,122,520
2	Foundation	7,229,200	100	7,229,200
3	Super Structure	32,531,400	100	32,531,400
4	Electric work	2,530,200	50	1,265,100
5	Flooring	4,698,980	95	4,464,031
6	Paint	2,891,680	70	2,024,176
7	Bathrooms & Kitchens	7,229,200	90	6,506,280
8	Doors & Windows	7,229,200	80	5,783,360
9	Lifts	3,253,140	50	1,626,570
10	Fire	1,445,840	50	722,920
11	Misc	3,624,600	-	-
		72,292,000		62,875,867

Or Say

86.97%


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Block E

S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	677,490	100	677,490
2	Foundation	6,774,900	100	6,774,900
3	Super Structure	30,487,050	100	30,487,050
4	Electric work	2,371,215	50	1,185,608
5	Flooring	4,403,685	95	4,183,501
6	Paint	2,709,960	70	1,896,972
7	Bathrooms & Kitchens	6,774,900	90	6,097,410
8	Doors & Windows	6,774,900	80	5,419,920
9	Lifts	3,048,705	50	1,524,353
10	Fire	1,354,980	50	677,490
11	Misc	3,387,450	-	-
		67,749,000		58,924,693

Or Say 86.97%

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