



STUDIO SAMKON
ARCHITECTS INTERIOR DESIGNERS

KAPDA KOTHI BASEMENT, FAIZABAD ROAD, OPP. NEELGIRI COMPLEX, INDIRA NAGAR, LUCKNOW-226016
Email: studiosamkon@gmail.com

ARCHITECT'S CERTIFICATE

No.

Date: 29/09/2021

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) of the Project Multiplex cum Mall situated on the Khasra No/ Plot no 416 & 417 demarcated by its boundaries (latitude and longitude of the end points) to the North 26°54'35" to the South 80°56'19" to the East 80°56'16" to the West of village Mohibullapur Tehsil Sadar Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226021 admeasuring 7419 sq.mts. area and containing a total of 52 Units being developed by Prominent Developers having Rera Registration No. (to be allotted), Designated A/C No. 521301010036501, Bank Name - Union Bank of India

I/We STUDIO SAMKON have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the of the Project Multiplex cum Mall, situated on the Khasra No/ Plot no 416 & 417 of village Mohibullapur tehsil Sadar competent/ development authority Lucknow Development Authority District Lucknow PIN 226021 admeasuring 7419 sq.mts. area and containing a total of 52 units being developed by Prominent Developers

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

- (i) M/s/Shri/Smt STUDIO SAMKON as L.S. / Architect ;
- (ii) M/s/Shri/Smt CHORDIA ENGINEERING CONSULTANCY SERVICES as Structural Consultant
- (iii) M/s/Shri/Smt PRI FACTOR ENGINEERING as MEP Consultant
- (iv) M/s/Shri/Smt DILIP as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number _____ under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	Zero
2	Two number of Basement(s) and Plinth	Zero
3	Zero number of Podiums	NA
4	Zero Stilt Floor	NA
5	Zero number of Slabs of Super Structure	Zero
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Zero
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	Zero
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Zero
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Zero
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	Zero

Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	As per sanctioned plan	Zero
2	Water Supply	Yes	As per sanctioned plan	Zero





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3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	As per sanctioned plan	Zero
4	Strom Water Drains	Yes	As per sanctioned plan	Zero
5	Landscaping & Tree Planting	Yes	As per sanctioned plan	Zero
6	Street Lighting	Yes	As per sanctioned plan	Zero
7	Community Buildings	Yes	As per sanctioned plan	NA
8	Treatment and disposal of sewage and sullage water	Yes	As per sanctioned plan	Zero
9	Solid Waste management & Disposal	Yes	As per sanctioned plan	Zero
10	Water conservation, Rain water harvesting	Yes	As per sanctioned plan	Zero
11	Energy management	Yes	As per sanctioned plan	Zero
12	Fire protection and fire safety requirements	Yes	As per sanctioned plan	Zero
13	Electrical meter room, sub-station, receiving station	Yes	As per sanctioned plan	Zero
14	Other (Option to Add more)			

Yours Faithfully

Akhari



Signature & Name (IN BLOCK LETTERS) OF L.S./Architect

**Project :- Preliminary Estimate for the construction of Proposed Multiplex cum Mall
at Sitapur road, Distt:- Lucknow (U.P.)**

[COMBINED ABSTRACT OF COST]

S.No.	DESCRIPTION OF ITEMS	P.A.R. NO.	QTY.	UNIT	RATE	AMOUNT (IN LACS)
1	COST OF MULTIPLEX CUM MALL		(AS PER P.E. ATTACHED)			3962.26
2	COST OF GUARD ROOM		2.00	NOS.	143270.05	2.87
3	COST OF C.C. INTERLOCKING	5.2.3	916.00	SQM.	1670.00	15.30
4	COST OF OPEN SEWERS & STORM WATER DRAINAGE LINES GRID (ON EITHER SIDE OF THE ROADS OR BETWEEN ROAD EDGE AND PLATFORMS) LEADINF TO RWH RECHARGE PIT.	5.3.1	404.00	RM.	2430.00	9.82
5	COST OF STREET LIGHTING I/C SITC OF L.E.D. STREET/COMPOUND LIGHTS/HIGH MAST LIGHT/PATHWAYS LIGHTING FOR ENTIRE CAMPUS	5.7	6910.22	SQM.	120.00	8.29
6	COST OF BOUNDARY WALL	5.8.1	262.47	RM.	6870.00	18.03
7	COST OF BORING & SUBMERSIBLE PUMP		(AS PER DETAILS ATTACHED)			7.67
8	COST OF S.T.P.	E & M -20.1	25.00	KLD	65175.00	16.29
9	COST OF EMERGENCY LIGHT & ILLUMINATED SIGNAGES	E & M -28.1	16533.12	SQM.	17.00	2.81
10	ADD COST OF LIFTS - 16 PASSENGERS	3.1.6	4.00	NOS.	1721400.00	68.86
11	COST OF SUB STATION EQUIPMENTS	E & M - 1	150.00	PER/KVA.	7800.00	11.70
12	COST OF D.G. SET	E & M - 2	75.00	PER/KVA.	9550.00	7.16
					TOTAL 'A'	4131.06
13	ADD 12.0 % FOR G.S.T.			ON Rs.	4131.06	495.73
					G.TOTAL	4626.79
				SAY RS.	4626.79	LACS



Ashu Khare

**Project :- Preliminary Estimate for the construction of Proposed Multiplex cum Mall
at Sitapur road, Distt:- Lucknow (U.P.)**

[ABSTRACT OF COST]

(FOR R.C.C. FRAMED STRUCTURE & ORDINARY NON-RESIDENTIAL BUILDING)

BASED ON PLINTH AREA RATES OF U.P.P.W.D. w.e.f. 14-08-2020

S.NO.	DESCRIPTION OF ITEM	P.A.R. NO.	QTY.	UNIT	RATE	AMOUNT (IN LACS)
1	CONSTRUCTION OF :					
	BASEMENT FLOOR	1.8.1	4401.440	SQM.	24750.00	1089.36
	LOWER GROUND FLOOR	1.1.1	2398.390	SQM.	16550.00	396.93
	UPPER GROUND FLOOR	1.1.1	2363.560	SQM.	16550.00	391.17
	FIRST FLOOR	1.1.1	2060.530	SQM.	16550.00	341.02
	SECOND FLOOR	1.1.1	2060.530	SQM.	16550.00	341.02
	THIRD FLOOR	1.1.1	2426.730	SQM.	16550.00	401.62
	FOURTH FLOOR	1.1.1+1.3.1.1	537.870	SQM.	16550.00	89.02
	MACHINE ROOM	1.1.1+1.3.1.1*2	284.070	SQM.	16630.00	47.24
			16533.12	SQM.	TOTAL	3097.38
2	ADD FOR EXTRA HEIGHT OF BASEMENT BUILDING ABOVE NORMAL Ht. OF 3.35m (4.45-3.35/0.3) X 800	1.4.2	1511.000	SQM.	2928.00	44.24
3	ADD FOR EXTRA HEIGHT OF BUILDING BUILDING ABOVE NORMAL Ht. OF 3.60m (4.30-3.60/0.3) X 280 (BASEMENT FLOOR) (4.275-3.60/0.3) X 280 (LOWER GROUND FLOOR) (4.00-3.60/0.3) X 280 (UPPER GROUND TO SECOND FLOOR) (10.40-3.60/0.3) X 280 (THIRD FLOOR) (5.90-3.60/0.3) X 280 (FOURTH FLOOR)	1.3.2 1.3.2 1.3.2 1.3.2 1.3.2	2890.440 2398.390 6484.620 2426.730 537.870	SQM. SQM. SQM. SQM. SQM.	652.40 630.00 372.40 6347.60 2144.80	18.86 15.11 24.15 154.04 11.54
4	ADD FOR ANTITERMITE TREATMENT AT G.F. ONLY	1.3.9	4401.44	SQM.	230.00	10.12
5	ADD COST FOR FIRE FIGHTING (Fire fighting with Wet Riser & sprinkler System) (Fire fighting with Automatic fire alarm System)	1.5.2 1.6.2	8124.50 16249.05	SQM. SQM.	960.00 480.00	78.00 78.00
6	ADD FOR INTERNAL WATER SUPPLY & ON BASEMENT & LOWER GROUND FLOOR @ 5% ON REST FLOORS @ 7.5%	2.1 2.1	@ 5.0% OF RS. @ 7.5% OF RS.		1486.29 1563.85	74.31 117.29
7	ADD FOR INTERNAL ELECTRIFICATION WORKS @6.5% ON TOTAL 'A'		@ 6.5% OF RS.		3097.38	201.33
8	ADD COST OF 25 K.L.R.C.C. TANK ON TERRACE (15 KL FOR FIRE & 10 KL FOR DOMESTIC PURPOSE)	4.1	25000.00	LTR.	17.00	4.25
9	EXTERNAL WATER SUPPLY GRID FROM SUBMERSIBLE BORE WELL OUTLET TO BUILDINGS.	5.4.1	490.00	RMT.	950.00	4.66
10	COST OF RAIN WATER HARVESTING		2.00	SQM.	450000.00	9.00
11	COST OF ESCALATORS		2.00	NOS.	1000000.00	20.00
					TOTAL RS.	3962.26

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<u>Project :- Preliminary Estimate for the construction of Proposed Multiplex cum Mall</u> <u>at Sitapur road, Distt:- Lucknow (U.P.)</u>						
<u>ABSTRACT OF COST - GUARD ROOM</u> <u>(FOR COMPOSITE STRUCTURE & ORDINARY NON-RESIDENTIAL BUILDING)</u> <u>BASED ON PLINTH AREA RATES OF U.P.P.W.D. w.e.f. 14-08-2020</u>						
S.NO.	DESCRIPTION OF ITEM	P.A.R. NO.	QTY.	UNIT	RATE	AMOUNT (IN Rs.)
1	<u>COST OF CONSTRUCTION AT:</u>					
	GROUND FLOOR	1.2.2	8.47	SQM.	14200.00	120274.00
		TOTAL AREA	8.47	SQM.	TOTAL 'A'	120274.00
2	ADD FOR ANTITERMITE TREATMENT FOR G.F. ONLY	1.3.9	8.47	SQM.	230.00	1948.10
3	ADD FOR INTERNAL W/S & SANITARY INSTALLATIONS	2.1	@ 5.0% OF RS.		120274.00	6013.70
4	ADD FOR INTERNAL ELECTRIC INSTALLATIONS	2.3	@ 12.5% OF RS.		120274.00	15034.25
					TOTAL	143270.05

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DETAILS OF MEASUREMENT FOR ROAD							
S.NO.	DESCRIPTION OF ITEM	NO.	L	B	H	QTY.	UNIT
1	ROAD	1	91.600	10.000		916.000	
					TOTAL	916.000	SQM
2	DRAIN	2	140.000			280.000	
		2	62.000			124.000	
					TOTAL	404.000	RM.

10/10/2020

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CONSTRUCTION OF TUBE WELL AND INSTALLATION OF SUBMERSIBLE PUMP

Analysis of Rate for Tube Well

(For 140.0 M. Depth)

S.no.	Descriptions	QTY	UNIT	RATE	AMOUNT
1	2	7	8	9	10
1	Shifting of D.C. Type drilling rig machine	1	job	15000	15000.00
2	Erection of Drilling rig machine	1	Job	7500	7500.00
3	Drilling of 400 dia bore hole	140	Mtr.	1250.00	175000.00
4	Dismantalling of drill machine	1	job	5000.00	5000.00
5	Assembly lowering 200mm and 160mm PVC pi	130.00	Mtr.	150.00	19500.00
6	Transportation Development unit for tubewell	1.00	Job	15000.00	15000.00
7	Development of tubewell by air compressor	30.00	Hors.	1850.00	55500.00
8	Water arrangement charges	1.00	Job	6000.00	6000.00
9	Development of tubewell by O.P. unit	50.00	Hours	750.00	37500.00
				TOTALA	336000.00
	Material :-				
1	Cost of 200 mm dia Housing PVC pipe 10Kg/C	70.00	M	1666.00	116620.00
2	Cost of 160 mm dia Plain PVC pipe 10Kg/Cm ²	30.00	M	1054.00	31620.00
3	Cost of 160 mm dia Slotted PVC pipe	30.00	M	1150.00	34500.00
4	Cost of PVC Socket 200mm dia	15.00	No	975.00	14625.00
5	Cost of Reducer. Socket 200x160mm	1.00	No	1050.00	1050.00
6	Cost of PVC Socket 160mm dia	10.00	No	500.00	5000.00
7	Cost of Bail Plug 160mm dia (End cap)	1.00	No	700.00	700.00
8	Cost of Well cap 200mm dia	1.00	No	750.00	750.00
9	Cost of Pee gravel	28.00	Cum	3000.00	84000.00
10	S/F 5.0 H.P. Submersible Pump with control pannel, cable, columnpipe and all accessories comple	1	job	90000.00	90000.00
11	Cost of Chlorinator	1	job	50000.00	50000.00
12	Testing of streata sample chart complete.	1	job	2500.00	2500.00
				TOTAL 'A'	431365.00
	Total Cost of Tube well (A+B)			SAY RS.	767365.00
			SAY Rs.	7.67	Lacs

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