

ENGINEER'S CERTIFICATE (On Letter Head)

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Subject: **Certificate of Percentage of Completion of Construction and development Work of project Krishna Royale with 39 Number of Plots of the Project [Being Applied] situated on Khasra no. 141 (Part) Mauja Mohhamadpur, demarcated by its boundaries 27.210622, 77.929496 to the North, 27.209849, 77.929465 to the South, 27.210412, 77.929905 to the East, 27.209912, 77.929022 to the West of Village Mohhamadpur, Tehsil Agra C Under Agra Development Authority, District Agra , PIN 282007 , admeasuring 7650.31 sq. meter area (as per Documents) and 7627.47 sq. meter area (as per Site) , being developed by Nipun Infradevelopers Private Limited**

I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work project Krishna Royale with 39 Number of Plots of the Project [Being Applied] situated on Khasra no. 141 (Part) Mauja Mohhamadpur, demarcated by its boundaries 27.210622, 77.929496 to the North, 27.209849, 77.929465 to the South, 27.210412, 77.929905 to the East, 27.209912, 77.929022 to the West of Village Mohhamadpur, Tehsil Agra C Under Agra Development Authority, District Agra , PIN 282007 , admeasuring 7650.31 sq. meter area (as per Documents) and 7627.47 sq. meter area (as per Site) , being developed by Nipun Infradevelopers Private Limited

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 Banwari Singh as Architect
- (ii) Shri Banwari Singh as Structural Consultant
- (i) Shri Banwari Singh as MEP consultant
- (iv) Shri Rohtas as Site Supervisor

2. The project is New. 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.78,00,000.00 (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 25-09-2021 is calculated at Rs. 17,00,000.00 (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.



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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. 61,00,000.00 (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 25-09-2021 date is as given in Tables A and B below:

Table A

Plot Development Project- Krishna Royale

(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)	NIL
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	NIL
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	NIL
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	NIL
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL
(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
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).	7800000



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2	Cost incurred as on_(based on the actual cost incurred as per records)	1700000
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	21.79%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	6100000
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)	21.79%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Vikas Verma

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Internal Development Works, Estimate- Krishna Royale

Sr.No	Item	Quantity	Unit	Rate	Amount	% Completed	Cost Incurred
1	Construction of road with 15 cm thick layer of G.S. B and also including first coat painting after W.B.M. surface, 2cm. thick premixing carpet with seal coat as per schedule and specification directed by engineer incharge or cc . roads or cc block road with same crushing strength	165	m	₹ 5,481.21	₹ 9,04,399.65	30.00%	₹ 2,71,319.90
2	Construction of 'U' type K.C. A & B Type drain with Base concreet, Brick work : 4c sand, plaster & C.C all complete. as per details, design and specification approved by E/I etc. all complete	340	m	₹ 1,176.47	₹ 4,00,000.00	20.00%	₹ 80,000.00
3	Construction of drain. crossing as per details drawing/design and specification and section approved by E/I etc. all complete.	40	m	₹ 1,835.53	₹ 73,421.00	0.00%	₹ 0.00
4	Construction of Park including of earth work in excavation foundation stone ballast in 1:4:8 in foundation brick work in 1:4 cement :c/sand mortar in - superstructure, plaster, C.C. fixing of	1160	Sq.m	₹ 591.07	₹ 6,85,641.20	0.00%	₹ 0.00



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	grills etc. all complete as per direction E/I						
5	Supply and Fixing of Gate with R.C.C all complete.	2	units	₹ 10,000.00	₹ 20,000.00	0%	₹ 0.00
6	Construction of Dalav Gh,ir as per detail design and specification approved by ADA etc. all complete including supply of all material labour and T&P all complete.	54	Sq.m	₹ 4,209.00	₹ 2,27,286.00	0.00%	₹ 0.00
7	Tree plantation including tree guards' maintenance etc. all complete. (L.S)	1	Set/ Lump sum		₹ 2,00,000.00	0.00%	₹ 0.00
8	Supply and laying of 80mm dia G.I pipe ISI mark including of fitting labour material T&P etc. required for proper completion of work as directed by engineer incharge inclusive of STP	515	m	₹ 3,897.00	₹ 20,06,955.00	0.00%	₹ 0.00
9	Fixing of submersible pump and boring of tube well 100 mm. size etc all complete as directed by engineer in-charge inclusive of OHT	1	No's	₹ 15,00,000.00	₹ 15,00,000.00	20.00%	₹ 3,00,000.00
10	Construction of boundary wall	1	Set/ Lump sum	₹ 7,00,000.00	₹ 7,00,000.00	70.00%	₹ 4,90,000.00
11	Electrical connections and Transformer	1	Set/ Lump sum	₹ 11,00,000.00	₹ 11,00,000.00	50.00%	₹ 5,50,000.00



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					₹ 78,17,702 .85		₹ 16,91,319.90
				Say	₹ 78,00,000 .00	Say	₹ 17,00,000.00

Note: Electrical Expense Includes the Payments for Connection



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