

No. 2018/11

Date 30.07.2018

Certificate of Percentage of Completion of Construction Work of 3 Nos. of Block(s) of the Project Ram Raghu Ananda Phase 2 (UPRERA Registration Number UPRERAPRJ7340) situated on the Khasra Nos. 1/23, 1/25, 1/32, 1/39 and part of 306-321.

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

27°13'30.02"N x 77°57'42.03"E to the North

27°13'26.06"N x 77°57'45.03"E to the South

27°13'28.27"N x 77°57'46.16"E to the East

27°13'26.28"N x 77°57'41.29"E to the West (as per Google Earth)

of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 11,992 sq.mts. area being developed by M/s Ram Raghu Buildwell.

I/We Arvind Pandey have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 4 Blocks of the Project, situated on the Khasra Nos. 1/23, 1/25, 1/32, 1/39 and part of 306-321 of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 11,992 sq.mts. area being developed by M/s Ram Raghu Buildwell.

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

(i) M/s/Shri Amit Raj as L.S. / Architect ;

(ii) M/s/Shri S N Saran as Structural Consultant

(iii) M/s/Shri Satish 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. 4574.2 lac (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. 334.33 lac (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. 4239.87 lac (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 30.07.2018 is as given in Tables A and B below :

Table A		
S.No.	Particulars	Amounts

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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)	Rs 40,64,71,920-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 98,59,580-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	2.423%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 39,66,12,340-
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)	2.423%
(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).	Rs 5,08,88,095-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 2,35,13,095-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	46.20%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 2,73,75,000-
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)	46.20%
(Enclose separate sheet for the cost calculations)		

Er. Arvind Kumar Pandey
21/7/20

Signature of Engineer
Name: Arvind Pandey
Address: 2/328 MANSAROVER YOJNA LUCKNOW
PAN No. ALJPP4778L

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of the Project Ram Raghu Ananda Phase 2, situated on the Khasra Nos.1/23,1/25,1/32,1/39 and part of 306-321 of village Babarpur, Tehsil Agra, Agra Development Authority, Agra District PIN 282007 admeasuring 11,992 sq.mts. area being developed by M/s Ram Raghu Buildwell.

Project Name: Ram Raghu Ananda Phase 2

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Road Construction	3500000	0	0
2	Water Supply (OHT)	2500000	0	0
3	Construction of Drains	1500000	10	150000
4	Construction Of Parks	1500000	20	300000
5	Tree Plantation	500000	10	50000
6	Dalav Ghar	250000	0	0
7	Electrification	8500000	0	0
8	Sewage Treatment Plant	6000000	0	0
9	Rainwater Harvesting	2000000	0	0
10	Boundary Walls	2500000	35	875000
11	Plan Approval fees	2200395	100	2200395
12	LAND COST	19937700	100	19937700
		50888095		23513095

WORK DONE= 46.20%

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

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Project Name: Ram Raghu Ananda Phase 2

Block A				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	1229760	100	1229760
2	Foundation	12297600	50	6148800
3	Super Structure	55339200	0	0
4	Electric work	4304160	0	0
5	Flooring	7993440	0	0
6	Paint	4919040	0	0
7	Bathrooms & Kitchens	12297600	0	0
8	Doors & Windows	12297600	0	0

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9	Lifts	3689280	0	0
10	Fire	2459520	0	0
11	Misc	6148800	0	0
		122976000		7378560

Or Say 6%

Block B				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	1093120	50	546560
2	Foundation	10931200	0	0
3	Super Structure	49190400	0	0
4	Electric work	3825920	0	0
5	Flooring	7105280	0	0
6	Paint	4372480	0	0
7	Bathrooms & Kitchens	10931200	0	0
8	Doors & Windows	10931200	0	0
9	Lifts	3279360	0	0
10	Fire	2186240	0	0
11	Misc	5465600	0	0
		109312000		546560

Or Say 0.5%

Block C				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	1673840	0	0
2	Foundation	16738400	0	0
3	Super Structure	75322800	0	0
4	Electric work	5858440	0	0
5	Flooring	10879960	0	0
6	Paint	6695360	0	0
7	Bathrooms & Kitchens	16738400	0	0
8	Doors & Windows	16738400	0	0
9	Lifts	5021520	0	0
10	Fire	3347680	0	0
11	Misc	8369200	0	0
		167384000		0

Or Say 0.00%

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Block Commercial				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	78160	100	78160
2	Foundation	781600	100	781600
3	Super Structure	3517200	25	879300
4	Electric work	273560	0	0
5	Flooring	508040	0	0
6	Paint	312640	0	0
7	Shutters	781600	25	195400
8	Fire	156320	0	0
9	Misc	390800	0	0
		6799920		1934460

Or Say

28.54%



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