

**ENGINEER'S CERTIFICATE**

Subject : Certificate of Percentage of Completion of Construction/ Development Work of project Bansuri Villas having 93 residential plots of which 64 are proposed to be developed as villas and rest as plot only [UPRERA Registration Number- Being Applied] situated on the PLOT NO - R-7 SITUATED AT SHASTRI PURAM SECTOR D, SIKANDRA AGRA Demarcated by its boundaries 27.197952, 77.925627 to the North 27.196417, 77.925606 to the South, 27.197146, 77.926217 to the East 27.197074, 77.925208 to the West of Sector D Shastripuram , Tehsil-Agra. Agra Development Authority, District., Agra PIN-282007 admeasuring 17000. 00 Sq.m area being developed by Bansuri Housing

I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction/ Development Work of project Bansuri Villas having 93 residential plots of which 64 are proposed to be developed as villas and rest as plot only [UPRERA Registration Number- Being Applied] situated on the PLOT NO - R-7 SITUATED AT SHASTRI PURAM SECTOR D, SIKANDRA AGRA Demarcated by its boundaries 27.197952, 77.925627 to the North 27.196417, 77.925606 to the South, 27.197146, 77.926217 to the East 27.197074, 77.925208 to the West of Sector D Shastripuram , Tehsil-Agra. Agra Development Authority, District., Agra PIN-282007 admeasuring 1700000 sq.mts. area being developed by Bansuri Housing

**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) Sh. Ramvir Singh as Architect
- (ii) Sh. A.K Upadhyay As Structural Consultant
- (iii) Sh. A.K Upadhyay As MEP Consultant
- (iv) Sh. Shivam Upadhyay As MEP Consultant

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.182013000.00(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 11-08-2022 is calculated at Rs.5000000.00 (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. 177013000.00 (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 11-08-2022 is as given in Tables A and B below:

Project - Bansuri Villas

(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)	₹ 1663,20,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 50,00,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	3.01%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 1613,20,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 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 )	3.01%
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

**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).	₹ 156,93,000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 0.00

VIKAS VERMA

M.E. - CIVIL | MIE | LM - IRC | CONSULTANT UP RERA

3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 156,93,000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 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)	0.00%
<b>(Enclose separate sheet for the cost calculations)</b>		

**Cost Figures Rounded off as per Attached Estimate**

Signature of Engineer

Name Vikas Verma

Address 4-A, Nikhil Estate, Shastripuram, Sikandra Agra

Aadhar No. 421969503203

PAN No. AFQPV1438L

**Annexure A**

List of Extra / Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)

<b><u>ESTIMATE</u></b>	
<b>Name of Project</b>	: Bansuri Villas
<b>Name of Owner</b>	: Bansuri Housing
<b>Dated</b>	: 11 August 2022
<b>Contact Person</b>	: Manish Bansal
<b>Address of Project</b>	: PLOT NO - R-7 SITUATED AT SHASTRI PURAM SECTOR D, SIKANDRA AGRA
<b>Scope of work</b>	: Estimated cost of Project (Development of Proposed and Sanctioned Villas) Total of 64 units considered for villas out of 93 residential plots
<b>AREA STATEMENT</b>	
<b>Particulars</b>	<b>Area in Sq.m</b>
Plot Area	17000 Sq.m
Net Saleble Plo Area considers Appx.	7151.00 Sq.m
No. of Plots , Residential	93.00
No. of Proposed Villas	64.00
No. of Floors	2+Mumty
Total Estimated Built up Area	12600 Sq.m
estimated Construction cost per Sq.m of Built up Area	₹ 13,200.00
Total Estimated Cost of Construction of Civil Works	₹ 1663,20,000.00
<b>Estimated Cost for Development Works</b>	: ₹ 156,93,000.00
<b>Total Cost to be incurred</b>	: ₹ 1820,13,000.00
<b>Total Cost Incurred</b>	: ₹ 40,00,000.00
<b>Cost of Material At Site</b>	₹ 10,00,000.00
<b>Total Cost Incurred</b>	₹ 50,00,000.00
<b>Balance amount to be invested</b>	: ₹ 1770,13,000.00





**Er. A.K. Upadhyay**

Chartered Eng.(Civil)

A.M.I.E., A.I.V.

Mob - 9837008804

**MODERN HOUSE PLANNER**

56, Jaipur House Market, Agra-282001

Mob. - 9897690908, 97607027

Mail - arvind.upadhyay05@gmail.com

Architectural & Interior Designer, Approved Valuer & Surveyor, Consulting Engineer

Ref. No. - .....

Date - .....

**ESTIMATE OF DEVELOPMENT WORKS**

**ABSTRACT OF COST**

Details Estimate of Internal Development work of " BANSURI VILLAS " ON PLOT NO- R- 07 SHASTRIPURAM SECTOR -D AGRA.

**A. INTERNAL DEVELOPMENT WORK**

1	Construction of Roads.	Rs.	1909670.00
2	Construction of Drains.	Rs.	706010.00
3	Construction of Parks.	Rs.	680470.00
4	Construction of Dalav Ghar.	Rs.	126270.00
5	Tree Plantation	Rs.	200000.00
6	Water Supply / O.H.T/UGT	Rs.	4525120.00
7	Fire fighting	Rs.	3500.00
7	Sewer Line	Rs.	4410670.00
8	Electrification	Rs.	1330954.00
9	S.T.P	Rs.	1600000.00
Sub Total Rs.			15492664.00

Say Rs 15492670.00

(T) ONE CARORE FIFTY FOUR LACK NINTY TWO THOUSAND SIX HUNDRAD AND SEVENTY ONLY

सहा. अभि. (प्रो.भर)

कृपया महीदप के आदेश दिनांक 8/3/22 के क्रम में आगमन में प्रयुक्त दस्तावेजों को नॉच PWD 50R-पर आधारित दस्तावेजों पर कर दी गयी है कृपया आगमन कार्यवाही हेतु प्रेषित है।

**वृक्ष हैं, तो जीवन है**



# INTERNAL DEVELOPMENTS WORKS, ESTIMATE

Details of Internal Development work of "BANSURI VILLAS" ON  
NO - R -07 SECTOR "D" SHASHTRIPURAM AGRA.

PLOT

S. No.	Quantity	Unit	Item of Work	Rate	Amount
(1)	(2)	(3)	(4)	(5)	(6)
1	Construction of Roads :				
1.1	358.96	Rmt.	Construction of road with 15 cm thick layer of G.S.B and also including first coat painting after W.B.M. surface, 2 cm. 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 strenth all complete. (A.R.)	5320.00	1909667.20
Total					1909667.20
SAY					1909670.00
2	Construction of Drains :				
2.1	472.10	RM	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. (A.R.)	1356.00	640167.60
2.2	15.00	RM	Construction of drain crossing as per details drawing/design and specification and section approved by E/I etc. all complete. (A.R.)	4389.00	65835.00
Total					706002.60
SAY					706010.00
3	Construction of Park :				
3.1	178.60	Rmt.	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 grills etc. all complete as per direction E/I. (A.R.)	3698.00	660462.80
3.2	2.00	Nos.	Supply and Fixing of Gate with R.C.C. all complete (Unsm)	10000.00	20000.00
Total					680462.80
SAY					680470.00
4	Construction of Dalav Ghar :				
4.1	30.00	Sqm	Construction of Dalav Ghar as per detail design and specification approved by ADA etc. all complete including supply of all material labour and T&P all complete (A.R.)	4209.00	126270.00
Total					126270.00
SAY					126270.00
5	Tree Plantation :				
5.1	1	Job	Tree plantation including tree guards maintenance etc. all complete.(L.S.)	200000.00	200000.00
Total					200000.00

ER. A. K. PADHAY  
B. Tech. (Civil)  
Structural & Architectural Consultant  
Regd. A-549086-6  
56, Jaipur House Market, Agra-10



6	Water Supply :				
6.1	707.66	Rmt.	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	1255.00	888113.30
6.2	1	Nos.	Fixing of submersable pump and boring of tube well 150mm. size etc all complete as directed by engineer incharge (A.R.)	137000.00	137000.00
6.3	100000	Ltr.	Construction of O.H.T/U.G.T water storage tank including all complete as per design (A.R.)	35.00	3500000.00
Total					4525113.30
7	Fire fighting :			SAY	4525120.00
7.1	1	Nos.	S/F of fire hydrant including all complete.	3500.00	3500.00
Total					3500.00
8	Construction of Sewer Line :			SAY	3500.00
8.1	707.66	Rmt.	Supply, laying and jointing 600mm dia to 100mm dia NP-3 hume pipe in proper slop and alignment as per specification and direction of E/I required for proper completion of work. (A.R.)	4203.00	2974294.98
8.2	54	Nos.	Construction of inspection chamber of size 1.00 x 1.20 X 1.50m deep in 1:4 cement and sand mortar including RCC slab MS, mainhole cover, footrest etc. all complete required for proper completion of the work. (A.R.)	26600.00	1436400.00
Total					4410694.98
9	Electrification :			SAY	4410670.00
9.1	31.00	Nos.	Supply and fixing of Electric poles with conductors as per specification of UPSEB etc. all complete required for proper completion of the work as per direction of E/I. or as per norms of D.V.V.N.I./Torrent.	42934.00	1330954.00
Total					1330954.00
SAY					1330954.00
10	CONSTRUCT ION OF S.T.P	1	CONSTRUCTION OF S.T.P AS PER DESIGN AND SPECIFICATION (Now Not Providing) (Tumsum)		1600000.00
Grand Total					15492664.00
Say Rs					15692664

  
 E.C. A.K. Sharma  
 B. Tech. (Civil)  
 Structural & Architectural Consultant  
 Regd. A-549085-6  
 56, Jaipur House Market, Agra-10