

Yash Arora
Architect
F.Floor Arora Electronics, Jhansi 284003
ar.yasharora21@gmail.com
+91-7703080003

Form-REG-1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Separate Account) - Project Wise

No.....

Date:17.05.2022

Subject Certificate of Percentage of Completion of Construction Work of SHREE ROYAL COMPLEX No. of Building(s)/1 (ONE) Block(s) of the Phase of the Project [UPRERA Registration Number (Shorty applying)] situated on the Khasra /Plot no 114 Demarcated by its boundaries (latitude and longitude of the end points) 25.4578 AND 78.5163 to the SHREE ROYAL CITY North to the South NH 27 to the East OTHERS LAND to the West SHREE ROYAL CITY of village JHANSI Tehsil JHANSI Competent/Development authority JHANSI DEVELOPMENT AUTHORITY District JHANSI PIN 284003 admeasuring 2242 sq.mts. area being developed by SHREE DEVELOPERS having RERA registration No.UPRERAPRM4585

I/We YASH ARORA have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the SHREE ROYAL COMPLEX Building(s)/ 1 Block/ Tower(s) of 1 Phase of the Project, situated on the Khasra No/ Plot no 114 of village JHANSI Tehsil JHANSI competent/development authority JHANSI DEVELOPMENT AUTHORITY District JHANSI PIN 284003 admeasuring 2242 sq.mts. area being developed by SHREE DEVELOPERS having RERA registration No.UPRERAPRM4585

I. Following technical professionals are appointed by owner / Promoter :-

- (i) Shri Yash Arora as Architect L No. CA/2020/125021
- (ii) Shri Vinod Sharma as a Structural Consultant
- (iii) M/s/Shri/Smt N.A. as MEP Consultant
- (iv) Shri Hotam Singh Rathore 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 014100011 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.

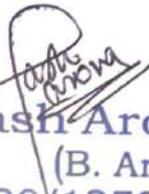
Ar. Yash Arora
(B. Arch.)
CA/2020/125021

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Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	60%
2	0 number of Basement(s) and Plinth	100%
3	_____ number of Podiums	NOT APPLICABLE
4	Stilt Floor	48%
5	5 number of Slabs of Super Structure	60%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	40%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	00%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	30%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
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	0%


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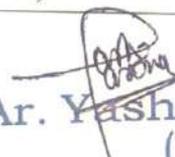
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Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	YES	6 MTR WIDE ROAD	0%
2	Water Supply	YES		0%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES		0%
4	Storm Water Drains	YES		0%
5	Landscaping & Tree Planting	YES		0%
6	Street Lighting	YES		0%
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water	YES		0%
9	Solid Waste management & Disposal	YES		0%
10	Water conservation, Rain water harvesting	YES		0%
11	Energy management	YES		0%
12	Fire protection and fire safety requirements	YES		0%
13	Electrical meter room, sub-station, receiving station	YES		0%
14	Other (Option to Add more)			

Yours
Faithfully


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 (B. Arch.)
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YASH ARORA
 L.S./Architect (License No. CA/2020/12502)

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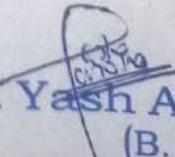
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(A) SITE DEVELOPMENT WORK

ESTIMATE FOR SITE DEVELOPMENT WORK AT COMMERCIAL AND RESIDENTIAL COMPLEX AT SHRI DEVELOPERS (ROYAL CITY) SHIVPURI ROAD JHANSI.

S.No	PARTICULAR	TYPE OF WORK	UNIT	QTY	RATE	AMOUNT
1	Land levelling cleaning and lay-out etc.	Cleaning site by cutting shrubs and bushes; levelling of ground by cutting / filling of earth ; layout of various housing units with making permanent burjies etc. Complete	Sqm.	614.08	55	33774.4
2	Internal Road.	Earthwork in excavation; Providing and laying of murum in layer of 150 mm thick including raimming watering ; Providing and laying of 80 mm thick paver block, spreading of murum to filling the voids including raimming watering; Providing and laying of paver				
	6M wide		Sqm.	1305.12	890	1161557
3	Surface Drain	Construction brick masonry with well burnt chimney brick open surface drain in cement mortar 1:4 i/c. Earth excavation 10cm thick bed conc. 1:5:10 and 25mm thick cement concrete . 12mm cement plaster	R.M	150	550	82500
4	Sewage and Drainage Pipe	Earthwork in excavation; Providing and laying of pipes of appropriate capacity and specifications, providing cushion of concrete below and around pipeline etc. Complete work	R.M	450	650	292500
5	Electrification	MS pole fixed with CC including electrical wiring	R.M	30	30000	900000
		Total (A)			Rs.	2436557


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S.No	PARTICULAR	TYPE OF WORK	UNIT	QTY	RATE	AMOUNT
6	Under Ground Water Tank for fire Purpose	R.C.C work with cement approved coarse sand and 2cm.(3/4") gauge approved stone ballast in the proportion of 1:1.5:3 excluding supply of reinforcement and its binding but including its fixing, binding wire and including necessary centering and shuttering and soil excavation etc, and also including supply of all material labour & T&P etc. required for proper completion wire cost being included in the item	Cum.	8.3	7634	63362
7	Over Head Water Tank for fire Purpose (2No.)	R.C.C work with cement approved coarse sand and 2cm.(3/4") gauge approved stone ballast in the proportion of 1:1.5:3 excluding supply of reinforcement and its binding but including its fixing, binding wire and including necessary centering and shuttering and soil excavation etc, and also including supply of all material labour & T&P etc. required for proper completion wire cost being included in the item	Cum.	8.3	7484	62117
8	Boundary Wall And Boundary Gate	First class brick work in 1:6 cement and fine sand of 1.25 FM. Mortar in foundation including supply of all materials, excavation, sand and row materials, labour and T&P etc., required for proper completion of the work	Cum.	122	5726.8	698670
9	R.W. Harvesting	First class brick work in 1:6 cement and fine sand of 1.25 FM. Mortar in foundation including supply of all materials, excavation, sand and row materials, labour and T&P etc., required for proper completion	Cum.	5	5726.8	28634
10	Main Gate (2No.)	6mt. Wide iron Gate with Paints and Polish (2No.)	lump-sum	2	120000	240000
TOTAL (B)					Rs.	1092783
TOTAL AMOUNT (A+B)					Rs.	3529340

THIRTY FIVE LAKH TWENTY NINE THOUSAND THREE HUNDRED AND FOURTY RUPEES ONLY

Say Rs. 3530000
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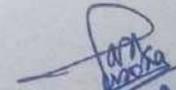
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Date 13.10.22

Detailed Estimate of Proposed Construction of Shree Royal City Complex belonging to
OWNER:- SHREE DEVELOPERS PARTNER 1. Shri I.P.BHALLA 2. Shri RAKESH SINGH BAGHEL
3. Shri MUKESH MISHRA
SHIVPURI ROAD, JHANSI SURVEY NO. 108, 110, 112, 121, 111, 113, 120, 122, 133, 109/4, 109/3, 109/5, 114

S.no	ITEM	UNIT	QTY	RATE	AMOUNT
1	Excavation in all types of soils for all types and sizes of foundation and drains i/c disposal of excavated stuff upto 50m lead & lift upto 1.5m etc. (As per SQR item 1.6.1 P NO.4)	Cum.	589.27	140	82497.8
2	Providing and filling in plinth with sand, crusher dust and hard murum under floor, including watering, ramming, consolidation, dressing & cost of all labour materials T&P etc. Complete required for work (S.O.R P.NO.7 item no.2.26	Cum.	109.45	940	102883
3	Providing and laying mechanically mixed C.C with crushed stone aggregate with 40mm, Size hard stone agg.. In foundation and plinth excluding cost of centering and shuttering.(S.O.R.P.NO.15 item no.4.1.2.1)	Cum.	218.89	2940	643536.6
4	Filling from available excavated stuff in trenches, plinth, sides of foundation under floor with murum including raimming/ watering with a lead upto 50m and lift upto 1.50m(S.O.R.P.NO.7 item no.2.24.)	Cum.	278.47	60	16708.2
5	P/F of formwork i/c centering, shuttering, struting, staging,propping, bracing etc. Ccomplete and i/c its removal upto a height of 4m. Above plinth level (S.O.R.P.NO.20 item no.5.9) (i) Beam /Lintel (ii) Columns (iii) suspended floor, roof & balconies (iv) Foundation, footing, and superstructure upto a height of 4m above plinth level M-15 (S.O.R.P.NO.20 item no.5.1)	Sqm	2550	240	612000
		Sqm	1025	240	246000
		Sqm	5000	240	1200000
		Sqm	1049.45	152	159516.4
6	Providing and laying mechanically mixed R.C.C excluding cost of centering and shuttering and reinforcement in foundation, plinth and super structure upto a height of 4m above plinth level M-15 (S.O.R.P.NO.20 Item no.5.1)	Sqm.	767.78	4200	3224676
7	P/placing in position cold twisted steel & hot rolled deformed steel including cutting, bending, binding, etc. Complete as per drawing including cost of binding wire & all wastages etc. Complete (S.OR.P.NO.22 Item no.5.16.4)	Kg	135440	48	6501108
		Total	144478		12788926


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S.no	ITEM	UNIT	QTY	RATE	AMOUNT
8	Brickwork with well burnt chimney bricks in bull patent trench kiln manufactured by ghol process crushing strength not less than 25kg.sq cm. And water absorption not more than 20% in superstructure above plinth level for every floor upto 4.0 m) in cement mortar 1:4 (1- cement, 4 - sand) (S.O.R.P.NO.27 item no.6.2.1	Cum.	1134.45	2480	2813436
9	Add extra for brickwork in superstructure above plinth level for every floor.(the height of floor upto 4.0 m) . (S.O.R. P.NO.27 item no.6.4	Cum.	1134.45	26.25	29779.31
10	Brickwork 10cm with wall burnt chimney bricks in bull patent trench kiln manufactured by ghol process crushing strength not less than 25kg/sq.m and water absorption	Cum.	2366.67	310	733667.7
11	Add extra for every 0.5 m. Height or part thereof for 10cm . Thick (half brick) masonry in superstructure beyond 4M. Height above plinth level (S.O.R.P.NO.28 item no.6.12	Cum.	2366.67	5	11833.35
12	6 mm, thick plaster in c.m. 1:3 (S.O.R.P.NO.99 item no. 13.8.)	Sqm	5054.46	72	363921.12
13	12mm thick plaster in c.m. 1:6 (S.O.R.P.NO.99 item no.13.1.2)	Sqm.	8056.67	84	676760.28
14	15 mm, thick cement plaster on the rough side of single or half brick wall in c.m. 1:6 (S.O.R.P.NO.99 item no. 13.2.2)	Sqm.	2746.83	95	260948.85
15	Marble stone slab flooring over 20 mm (average) thick base of cement mortar 1:4 (1 cement : 4 sand) laid and jointed with grey cement slurry including grinding, rubbing, and polishing etc. Complete (area of slab should be 0.50 sq.m and above).Makrana white second quality 16mm thick.(S.O.R.P.NO.83 item no.11.21.1	Sqm.	5912.98	3130	18507627.4
16	Providing & laying 60mm thick precast interlock concrete blocks manufactured by electro hydraulically operated block making machines of appropriate size (maximum 305 sq.cm and shape over 40mm thick average completed coarse sand bed with joints of 3mm thick filled by fine sand i/c levelling, temping and sweeping etc, complete of maximum compressive strength of 250kg/sq.cm. (S.O.R.P.NO.85 item no.11.38.)	Sqm.	763.76	473	361258.48
Total			29536.9		23759232.5

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S.no	ITEM	UNIT	QTY	RATE	AMOUNT
17	White coloured glazed tiles 6mm thick in skirting, riser of steps and dado on 12mm thick cement mortar 1:3 (1 cement : 3 sand) and pointing with white cement slurry (S.O.R.P.NO.84 item no.11.31)	Sqm.	174.65	551	96232.15
18	Steel work in single sections including cutting, hosting, fixing in position and applying a priming coat of red lead paint in Flat iron, trees, angles,channels & M.S.square & round bars (S.O.R.P.NO.71 item no.10.1)	Kg.	7634.26	47	358810.22
19	Providing & fixing M.S.fan clamp type-1 of 16 mm.dia M.S.bar bend to the shape with hooked and i/c R.C.C. Slabs during laying i/c , painting the exposed portion as per standard design complete (S.O.R.P.NO.73 item no.10.17.)	each	234.23	82	19206.86
20	Providing wood work in frames of doors, windows, multi-storey windows and other frames wrought framed and fixed in position. Second class teak wood. (S.O.R.P.NO.41 item no.9.1.1).	Cum.	45.34	62500	2833750
21	Providing and fixing flush door shutters decorative type core of block board construction with frame of first class hard wood and well matched teak ply veneering with vertical grains or cross bands and face vaneers on both faces of shutters-i/c. M.S.butt hinges and screws.(a) 35mm, thick (single leaf). (S.O.R.P.NO.45 item no.9.20.1.)	Sqm	765.54	1640	1255485.6
22	Providing and fixing 16mm thick gang saw cut mirror polished premoulded and prepolished machine , cut for kitchen platforms, vanity, counters, window sills, facias and similar location of required size of approved shade, colour and texture laid over 20mm thick base cement mortar 1:4 (1 cement : 4 sand) with joints treated with white cement, mixed with matching pigment, epoxy touch ups, including rubbing, curing, moulding and polishing to edge to give high gloss finish etc. complete at all levels, be got approved by Engineer-in-charge. (Sample to 8.22.Granite of any colour and shade (S.O.R.P.NO.38 Item no.8.2) (ii) Area of slab over 0.50 sqm.	Sqm.	128.34	2935	376677.9
23	Providing and fixing Aluminium sliding door, bolt with necessary bolts, nuts and screws complete. (S.O.R.P.NO.54 Item no.9.96.) (a) 300x16 mm	Each	89.45	174	15564.3

Total 9071.81 4955727.03

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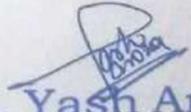
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S.no	ITEM	UNIT	QTY	RATE	AMOUNT
24	Providing and fixing Aluminium tower bolts (Barrel type) with necessary screws. (S.O.R.P.NO.54 item no. 9.97) (a) 300x10mm	Each	254.54	81	20617.74
25	Providing and fixing Aluminium handle with screws. (S.O.R.P.NO.55 Item no.9.100.1). (a) 125mm	Each	232.54	57	13254.78
26	Providing & fixing Aluminium hanging type floor door stopper with rubber cushion screws etc. To suit shutter thickness complete, double rubber stopper (S.O.R.P.NO.55 Item no.9.101.)	Each	115	58	6670
27	Providing and fixing 30mm thick panelled , glazed or panelled and glazed shutters for doors, windows, clerestory windows i/c M.S but hinges and necessary screws in teak wood (S.O.R.P.NO.43 Item no.9.9.1.2)	Sqm.	326.61	2610	852452.1
28	Providing and fixing G.I. Pipe handrail to walls including cutting chhajjas and repairing the same to the original conditions 50mm dia (weighting 6.17kg/m). (S.O.R.P.NO.74 Item no. 10.24	R.M.	298.56	415	123902.4
29	White washing on new work (three or more coats) to give an even shade.(S.O.R.P.NO.101 Item no.13.27).	Sqm.	28453	9	256077
30	Distempering (two or more coats) with oil bound washable distemper of required shade on new work over and including a priming coat with cement primer to give an even shade (S.O.R.P.NO.101 item no.13.30)	Sqm.	11654.6	51	594382.56
31	Finishing walls with water proofing cement paints (one or more coats) to give an even shade.(S.O.R.P.NO.102 Item no.13.33)	Sqm.	5432.65	37	201008.05
32	Applying priming coat with ready mixed primer on wood work.(S.O.R.P.NO.102 Item no.13.39.1).	Sqm.	1765.76	24	42378.24
33	Varnishing (two or more coats) with superior quality spar varnish on new work i/c an under coat of floating varnish with transparent wood filler (S.O.R.P.NO.104 Item no.15.55.2)	Sqm.	2132.76	62	132231.12
Total			50666		2242973.99


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S.no	ITEM	UNIT	QTY	RATE	AMOUNT
34	Applying priming coat with ready mixed primer on steel work.(S.O.R.P.NO.103 Item no.13.39.3).	Sqm.	543.65	17	9242.05
35	Painting (two or more coats) with synthetic enamel paint on new work and i/c an under coat of suitable shade with priming coat to give an even shade. (S.O.R.P.NO.104 Item no.13.50)	Sqm.	543.65	60	32619
36	p.o.p work for false ceiling (decorative type with comices) i/c providing & fixing of wire jalties, G.I. Channels of size 27x0.5mm , thick having one flange of 20mm and other 30mm, fixed along periphery of the ceiling	Sqm.	2845.45	630	1792633.5
37	Modular kitchen work : P/f materials in cabinets above and below kitchen platform i/c all necessary fixtures and labour charges.	Sqm.	865.45	9320	8065994
38	P/F kitchen chimney i/c all necessary fixtures and labour charges	Sqm.	48.87	9320	455468.4
39	38mm, thick wooden shelves supported on 40x40x8mm. Tor L iron bracket fixed at a suitable distance but not exceeding 75cm.In 7.5x9.5x15cm, blocks of cement concrete mix 1:3:6 with teak wood	Sqm.	1765	1420	2506300
40	Providing and fixing chromium plated brass 10mm, mortise latch and lock with 6 levers and a pair of lever handles with necessary screws etc, complete (best make of approved quality) (S.O.R.P.NO.53 Item no.9.88)	Sqm.	324.65	710	230501.5
41	Providing and fixing bright finished brass 50mm. cCupboard or wardrobe knobs with necessary screws etc, complete, (best make of approved quality) (S.O.R.P.NO.54 Item no.9.91)	Each	324.65	165	53567.25
42	Providing and fixing 2nd class teak wood plain longued and grooved on and including wooden plugs complete with necessary screws and priming coat on unexposed surface. (S.O.R.P.NO.47 Item no.9.34.) 9.34.1. 40 mm thick	Sqm.	732.42	4160	3046867.2

Total 7993.79

16193192.9


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S.no	ITEM	UNIT	QTY	RATE	AMOUNT
43	Providing and fixing in wall lining flat pressed three layer (medium density) particle board or graded wood Pre-laminated one side decorative lamination on other side balancing lamination Grade I, Type II, IS : 12823 marked including priming coat on unexposed surface, with necessary fixing arrangement and screws etc. complete : (S.O.R.P.NO.47 Item no.9.35). 9.35.3.25 mm thick	Sqm.	823.65	1220	1004853
44	Providing and fixing 12mm thick and 150mm wide pelmet with 25mm dia wooden curtain rod and bracket i/c fixing with 25x3mm .M.S. Flat 10cm. long and plugs etc. Complete, (S.O.R.P.NO.48 Item no.9.43	M	859.77	370	318114.9
45	Providing and fixing curtain rods of 1.25mm thick, chromium plated brass plate with 2 chromium plated brass brackets fixed with C.P.brass screws and wooden plugs etc, wherever necessary . (S.O.R.P.NO.48 Item no.9.46.3. 25mm. Dia.	M	587.56	360	211521.6
46	Providing and fixing teak wood moulded beading to door window frames i/c with screw, primary coat on exposed surface (S.O.R.P.NO.47 Item no.9.40) .9.40.1.1 50x12 mm	M	2456.64	120	294796.8
47	Providing and laying 150mm, thick average integral cement based water proofing treatment on roof teraces laying slurry coat consisting of neat cement admixed compound to penetrate into services and fill up the porosities in the slab surface. (S.O.R.P.NO.187 Item no.22.7).	Sqm.	765.76	780	597292.8
			5493.38		2426579.1
48	TOTAL COST OF Civil work			Total	62366632
49	Add 7% extra for internal electrification charges				4365664
50	Add 5% extra for internal W.S. & Sanitary fittings.				3118332
	TOTAL COST OF CONSTRUCTION				69850628

Rs.Six Crore Ninty Eight Lakh Fifty Thousand Six Hundred Twenty Eight Rupees, Only

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