



N P SHARMA M-TECH CIVIL [STRUCTURAL DESIGN ENGINEER]

[Project Management Consultant Quantity Surveyors]

ENGINEER'S CERTIFICATE

FORMER

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of CLASSIC HOMEZ No. of Building/ Part (3) Block(s) of the 1st & 2nd Phase of the Project [UPESRA PWT5666 Registration Number] situated on the Khaura Nay Plot No. 380/181, Demarcated by its boundaries (latitude and longitude of the end points) 28-43'02.24" N, 77-25'54.81" E to the North 28-42'58.41" N, 77-25'54.50" E, 132 MTR. ROAD, to the South 28-43'02.21" N, 77-25'56.92" E, (OUTHER LAND) to the East 28-42'59.71" N, 77-25'54.40" E, (OUTHER LAND), to the West of 30 MTR. ROAD village, BHOWAPUR, Tehsil, GHAZIABAD. Competent/ Development authority, SDA, District, GHAZIABAD, PIN, 201009, measuring 10275.99 sq.mts. area being developed by (Promotor's Name) (PARAS DEVELOPERS CONSORTIUM LLP)

(We, NARAYAN PRASAD SHARMA, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the CLASSIC HOMEZ Building(s) (3) Block (3) Tower (s) of 1st & 2nd Phase of the Project, situated on the Khaura Nay Plot no. 380 & 381, of village, BHOWAPUR, Tehsil, GHAZIABAD, competent/ development authority, SDA, District, GHAZIABAD, PIN, 201009, measuring 10275.99 sq.mts. area being developed by (PARAS DEVELOPERS CONSORTIUM LLP)

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.

- Following technical professionals were consulted by me for verification for certification of the cost:
 - Mr/Shri/Smt. SPACE DESIGNERS INTERNATIONAL, as Architect
 - Mr/Shri/Smt. OPTIMUM DESIGN PVT. LTD., as Structural Consultant
 - Mr/Shri/Smt. CONSULMATE ENGINEERING SERVICES PVT.LTD., as MEP Consultant
 - Mr/Shri/Smt. PURUSHOTAM SHARAN, 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 proportion of the cost of material, labour and other agents made by developer, and the cost inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 1189508144.52, (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 26/09/2018, is calculated at Rs. 38979543, (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. 1150528601.52 (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 26/09/2018, date is as given in Tables A and B below :

(Signature)

NP SHARMA
P.M.C. & Q.S.

Institution of Engineers (India)

Registered Office : 267, Neeti Khand, I Indrapuram (Delhi N.C.R)
Contact : + 91 - 9873184979



N P SHARMA **M-TECH CIVIL** **[STRUCTURAL DESIGN ENGINEER]**

[Project Management Consultant Quantity Surveyors]

Table A

Building/Wing/Tower bearing Number _A_ or called _A_

(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)	Rs. 356636048
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 12268000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100	0.32%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-3)	Rs. 305411048
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs. 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items. ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	0.31%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

Table A

Building/Wing/Tower bearing Number _A2_ or called _B_

(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)	Rs. 356636048
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 18387556
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100	4.64%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 338248492
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs. 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items. ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	4.64%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

Table A

Building/Wing/Tower bearing Number _A3_ or called _C_

(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)	Rs. 356636048
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 10166457
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100	4.89%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 337269591
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs. 00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items. ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	4.88%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

NP Sharma

NP SHARMA
P.M.C. & Q.S.

Institution of Engineers (India)

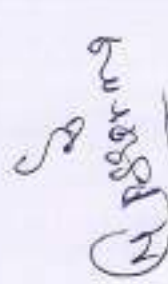
Registered Office : 267, Neeti Khand, I Indrapuram (Delhi N.C.R.)
 Contact : + 91 - 9873184979

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 53035572
2	Cost incurred as on/ based on the actual cost incurred as per records)	Rs 2851769
3	Work done in Percentage (in Percentage of the estimated cost) (Row 2 / Row 1) * 100)	5%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 50183802
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00
6	Work done in percentage (in Percentage of Estimated Cost plus additional/Extra Items) (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	10%

[Enclose separate sheet for the cost calculations]

Signature of Engineer
Name : Narsayin Prasad Sharma
Address :- Plot no. 703, Tower (A-1), Apara Monarch Crossing, Noida, (Gurgaon)
Aadhar No. 435162756435
PAN No. NVP5M2392K


NP SHARMA
P.M.C. & Q.S.
Institution of Engineers (India)

PROJECT COST OF KLASSIC HOMZ PARAS DEVELOPERS

Land Cost

	Area of Project (Sq. Mtr.)	Market Rate	Value of Land
(As per present Sector Rate)	10296.00	19,000.00	1956,24,000.00 A

Construction Cost

(A) Residential Blocks, Commercial, Community & School

	Amount
1. Civil Cost- structure and finishing	3644,62,646.73
2. Internal Plumbing work	262,20,957.96
3. Internal electrical work	351,33,710.00
Total Amount	4258,17,314.69 B
4. Total builtup area including basement club and commercial- 406597.51 sq. ft.	
5. Average construction cost of building = Total amount / total builtup area	1,047.27
Say	1050.00

(B) External Development Cost

	AREA (in sq.mt.)	Rate (Rs.)	
1. Boundary wall, Gate, Guard room	300.00	4500.00	36,00,000.00
2. Electric sub station, Generator, electric connection, Transformer etc.			241,55,000.00
3. Sewer treatment plant 550 KLD @ Rs. 25 per ltr.			50,00,000.00
4. Internal roads and parking area (Firmix)	4070.06	1050.00	42,73,563.00
5. Landscape development (Soft landscape area)	1469.58	950.00	13,96,101.00
6. Open space area including ramps & hard surface	1641.05	1150.00	18,87,207.50
7. Cycle track	245.00	1300.00	3,18,500.00
8. Under ground tank, fire tank			40,00,000.00
9. Fire fighting arrangement			8,80,000.00
10. Water harvesting system 3 Nos.			15,00,000.00
11. External sewerage & plumbing system			50,00,000.00
12. Solar water heating system 250 ltr. 5 nos.			3,50,000.00

NP Sharma

NP SHARMA
P.M.C. & O.S.

134
Chartered Engineer (India)

13. External storm water pipe diam. 300mm dia connecting to near by drain

250.00 mlt.

2450.00

6.75,000.00

Total

130.00 Rs. Per sq.ft

510.35,371.50

500,35,371.50

C

Other Expenditure

Laborer Less 1% of COING. (B+)

Over head charges (15% of A+B+C)

Service Tax 6% on (B+C)

Bank interest charges & legal Expenses (for period of 5 years/2) of total cost

(A+B+C) x 15% x 30 months

Sales commission / brokerage @ 2% of total sales

Contingencies 15% of (A+B+C)

TOTAL PROJECT COST (A + B + C + D)

lumpsum

lumpsum

lumpsum

lumpsum

47,88,526.06

1011,71,502.93

287,31,161.17

2529,28,757.32

266,40,007.14

1011,71,502.93

5154,31,450.33

D

11895,00,164.32

1420,62,211.18

Institution of Engineers (India)

P.M.C. & Q.S.

NP SHARMA

(Signature)

Date	Description	Party Name	QTY.	Bill Amount	Deposit	REMARKS
STEEL ACCOUNT						
1	18/7/2018	Steel			1119475	
2	20/7/2018	Steel	22.69	1015460		
3	20/7/2018	Steel	24.59	1102723	2238950	
4	20/7/2018	Steel	25.33	1130237		
5	25/7/2018	Steel	25.12	1123800	1119475	Cr.Amount 113671
6	31/7/2018	Steel	24.97	1121066	1125605	
7	08/03/2018	Steel	25.17	1119663	1166276	
8	08/03/2018	Steel	25	1127312	1100000	
9	08/10/2018	Steel	25.15	1122206	1115125	
10	28/8/2018	Steel	22.12	998145	1105000	11089906
11	13/9/2018	Steel	24.85	1115623	1000000	
		Till Month Closing	244.99		11089906	Cr.113671
RAW MATERIAL ACCOUNT						
1	25/6/2018	20 MM ROD				
2	25/6/2018	20 MM ROD	49125	46669		
3	25/6/2018	COUSE SAND	45125	42869		
4	25/6/2018	COUSE SAND	40165	38157		
5	26/6/2018	10MM ROD	56875	54031		
6	26/6/2018	10MM ROD	46280	43966		
7	30/6/2018	COUSE SAND	47310	44945		
8	30/6/2018	COUSE SAND	50105	47600		
9	30/6/2018	COUSE SAND	49510	47035		
10	07/02/2018	Bricks	45060	42807		
11	07/03/2018	Bricks	4000	18000		
12	09/10/2018	Bricks	4000	18000		
13	14/9/2018	Bricks	3000	11100		
		Till Month Closing	4000	15200		Dr.-Cr.=00
12	08/06/2018	Dust/Badharpur				
13	08/09/2018	Dust/Badharpur	100	4500		
14	18/9/2018	Dust/Badharpur	100	4500		
15	09/03/2018	Dust/Badharpur @ 45/-	50	2500		
16	09/03/2018	Fine sand @ 30/-	50	1750		
17	09/11/2018	Dust/Badharpur	100	5000		
18	14/9/2018	Dust/Badharpur	50	2500		
19	19/9/2018	Dust/Badharpur	50	2500		
20	25/9/2018	Dust/Badharpur	50	2500		
21	29/9/2018	Dust/Badharpur	50	2500		
		Till Month Closing	50	2500		
CEMENT ACCOUNT						
1	20/6/2018	SHREE CEMENT	15			
2	25/6/2018	SHREE CEMENT	100			
3	27/6/2018	BANGUR CEMENT	400			
		Till Month Closing				
		SHREE CEMENT LIMITED				
		Till Month Closing				
		TYAG RMC PLANT	102	453900		
		TYAG RMC PLANT	2000	3000		
		RAJSHREE RMC	273	1303575		
		RAJSHREE RMC	413	1972075		
		RAJSHREE RMC	28	133700		
		RAJSHREE RMC	301	1437275		
		RAJSHREE RMC	8.5	45050		
READY MIX CONCRETE ACCOUNT						
1	24/6/2018	RMC M-10				
2	08/03/2018	EMPTY CEMENT BAGS				
3	13/8/2018	RMC M-30	273	1303575		
4	14/8/2018	RMC M-30	413	1972075		
5	15/8/2018	RMC M-30	28	133700		
6	16/8/2018	RMC M-30	301	1437275		
7	27/8/2018	RMC M-40	8.5	45050		

(14189906)

NP SHARMA
P.M.C. & Q.S.
Institution of Engineers (India)

28/8/2018	RMC. M-40	RAJSHREE RMC	B.5	45050
28/8/2018	RMC. M-30	RAJSHREE RMC	105	501375
29/8/2018	RMC. M-40	RAJSHREE RMC	8.5	45050
30/8/2018	RMC. M-30	RAJSHREE RMC	63	300825
31/8/2018	RMC. M-30	RAJSHREE RMC	98	467950
09/01/2018	RMC. M-30	RAJSHREE RMC	91	434525
09/03/2018	RMC. M-30	RAJSHREE RMC	119	568225
09/07/2018	RMC. M-40	RAJSHREE RMC	18.5	98050
09/08/2018	RMC. M-40	RAJSHREE RMC	10	53000
09/11/2018	RMC. M-40	RAJSHREE RMC	9	47700
19/9/2018	RMC. M-40	RAJSHREE RMC	17	90100
24/9/2018	RMC. M-40	RAJSHREE RMC	10	53000
10/01/2018	RMC. M-40	RAJSHREE RMC	1.5	7950
Till Month Closing Dr.				
DIESEL ACCOUNT				
07/01/2018	Diesel	Local purchasing	100	6945
07/06/2018	Diesel	Local purchasing	100	6945
07/07/2018	Diesel	Local purchasing	60	4167
07/11/2018	Diesel	Local purchasing	200	13890
21/7/2018	Diesel	Mahadev Fule Center	600	41670
08/07/2018	Diesel	Mahadev Fule Center	600	41670
26/8/2018	Diesel	Mahadev Fule Center	600	41670
09/11/2018	Diesel	Mahadev Fule Center	600	43690
28/9/2018	Diesel	Mahadev Fule Center	600	43890
Till Month Closing Dr.				

TRUE HOMES ACCOUNT

1				301000
2				491990
3	09/03/2018			445500
4	27/9/2018			495000
Till Month Closing Amount.				

SAHLOT CONSTRUCTIONS ACCOUNT

27/9/2018				100000
Till Month Closing Amount.				

TOTAL BILL PAID		21621464
MACHINERY & STORE +SITE DEVELOPEMENT		11686425
Project Clearance Fees		3669654
NET PAID SALARY		2002000
NET PAYABLE AMOUNT		38979543

(Signature)

NP SHARMA
P.M.C. & Q.S.

Institution of Engineer