

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 for Construction of Shri Tulsi Meera Homes for development of 41 Plots situated on Khasra No 263(m), demarcated by its boundaries latitude and longitude of the end-points, 27.171765, 77.932119 to the North, 27.171437, 77.931963 to the South, 27.171363, 77.932863 to the East, 27.171657, 77.931709 to the West of Village Bodla-Bichpuri Road, Tehsil Mauza Pathauli, District Agra, PIN- 283105, admeasuring 5740 Sq.m. area with respect to the layoutsanctioned map No. Plotted Resi development / Plotted Housing/01286/ADA/LD/21-22/0147/08062021, sanctioned on 23rd July 2021 with validity of 5 years up to 24th Sept 2026 , being developed by M/s Tulsi Infrapromoters Pvt. Ltd.,**

I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work for Construction of Shri Tulsi Meera Homes for development of 41 Plots situated on Khasra No 263(m), demarcated by its boundaries latitude and longitude of the end-points, 27.171765, 77.932119 to the North, 27.171437, 77.931963 to the South, 27.171363, 77.932863 to the East, 27.171657, 77.931709 to the West of Village Bodla-Bichpuri Road, Tehsil Mauza Pathauli, District Agra, PIN- 283105, admeasuring 5740 Sq.m. area with respect to the layoutsanctioned map No. Plotted Resi development / Plotted Housing/01286/ADA/LD/21-22/0147/08062021, sanctioned on 23rd July 2021 with validity of 5 years up to 24th Sept 2026 ,, being developed by M/s Tulsi Infrapromoters Pvt. Ltd.,

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) M/s Modcon_as Architect
- (ii) M/s Modcon_as Structural Consultant
- (iii) M/s Modcon_as MEP Consultant
- (iv) Shri__Ankit_as Site Supervisor

2. The project is New w.r.t U.PREA. 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.5570000.00 (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 20-09-2021 is calculated at Rs. 2100000.00(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.



+91 9873903537

House- 4A, Nikhil Estate, Shastripuram,
Sikandara, Agra, UP- 282007

verma21vikas2@gmail.com

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.3470000.00(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 20-09-2021 date is as given in Tables A and B below :

Table A

SHRI TULSI MEERA HOMES

(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
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(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).	5570000



VIKAS VERMA

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

2	Cost incurred as on_(based on the actual cost incurred as per records)	2100000
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	37.70%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	3470000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) The Individual Maps are being applied by the promoter . The same will be added as and when the approved plans are obtained	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheet for the cost calculations)		



Signature of Engineer
Name

Address

Aadhar No.

PAN No.

Vikas Verma

4-A Nikhil Estate Shastripuram ,
Sikandra, agra 282007

421969503203

AFQPV1438L



+91 9873903537



House- 4A, Nikhil Estate, Shastripuram,
Sikandara, Agra, UP- 282007



verma21vikas2@gmail.com

For Limited Circulation

**DETAILS ESTIMATE OF INTERNAL DEVELOPMENT
WORKS**

Of

***Estimate for Internal Development works of Shri
Tulsi Meera Homes at Kh.no. 263 (PART) Mauja,
Patholi, Agra***

Owner

Tulsi Infrapramoters Pvt. Ltd. Agra

Er. Raj Kapoor (J.E.T.)
प्रमाणित किया
अ. अ. अ. अ. अ.
9/7/21
CTP

By

Er. Daya Shanker Sharma

BE (Honors), MBA(Finance), M-Tech (Structure),
Chartered Engineer, Chartered Structure Engineer,
Govt. Approved Valuer CAT-1/02/2015-16, FIV(F-23555),
MIE(M-1464234), MICE(M-30060), MISE(LM-143), FIPHE(LF-718),



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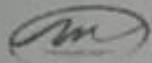
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Creative Sketcher Pvt. Ltd.

A Complete Solution of Construction

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)

Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail.com



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ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com

DETAILS ESTIMATE OF INTERNAL DEVELOPMENT WORKS

ABSTRACT OF COST

Estimate for Internal Development works of Shri Tulsi Meera Homes at Kh.no. 263 (PART)
Mauja, Patholi, Agra

A. INTERNAL DEVELOPMENT WORK

1	Construction of Roads.	₹	9,62,654.00 ✓
2	Construction of Drains.	₹	1,14,563.01 ✓
3	Construction of Parks.	₹	4,36,453.36 ✓
4	Construction of Dalav Ghar.	₹	63,135.00 ✓
5	Tree Plantation	₹	1,00,000.00 ✓
6	Water Supply / a.H.T	₹	17,02,312.00 ✓
7	Sewer Line	₹	13,83,750.00 ✓
8	Electrification	₹	3,00,538.00 ✓
	Sub Total	₹	50,63,405.37 ✓
	With Add: 10% Escalation	₹	5,06,340.54 ✓
		₹	55,69,745.91 ✓
	Say Total Amount Rs.	₹	<u>55,70,000.00</u>

मु.न. नियोजक महोदय,

कृपया संबंधित आगमन में प्रयुक्त जॉन्च PWD कोरपर
आधारित दर विश्लेषण के अनुसार कर दी गयी है।

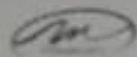
9/07/21
G.P.

Cal. Checked
9/07/21
J.E.

Sharm

Er. Daya Shanker Sharm.

B.E. (Honors), MBA(Finance), M-Tech (Structure)
Chartered Engineer, Chartered Structure Engineer
Govt. Approved Valuer CAT-D02/2015-16, FSV (F-2355)
MID/14/1462341, NCT/14/1462341, MID/14/1462341, FSV/14/1462341



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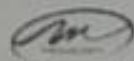
Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)

Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com

DETAILS ESTIMATE OF INTERNAL DEVELOPMENT WORKS					
BIL OF QUANTITY					
Estimate for Internal Development works of Shri Tulsi Meera Homes at Kh.no. 263 (PART) Mauja.					
S.No.	Quantity	Unit	Item Of Works	Rate	Amount
1	2	3	4	5	6
1			Construction of Road		
1.1	180.95	Rmt.	Construction of road with 15 cm thick layer of stone soiling coat 12 cm. thick Initer coat and 8 cm. thick top coat of stone ballast and also including first coat painting after W.B.M. surface, 2 cm. thick premixing carpet with seal coat. <i>(Analysis Rate)</i>	₹ 5,320.00	₹ 9,62,654.00
				Total	₹ 9,62,654.00
2			Construction of Drains:		
2.1	150.77	Rmt.	Construction of K.C. 'A' type drain as per standard design and soecification as oar direction E/I	₹ 173.00	₹ 26,083.21
2.2	145.40	Rmt.	Construction of K.C. 'B' type drain as per standard design and soecification as ner direction E/I	₹ 235.00	₹ 34,169.00
2.3	28.40	Rmt.	Construction of 'U' type drain as per details, design and soecification aooroved by E/I etc. all comolete. <i>(A.R.)</i>	₹ 1,356.00	₹ 38,510.40
2.4	3.60	Rmt.	Construction of drain crossing as per details, drawing/design and specification and section aooroved by E/I etc. all comolete. <i>(A.R.)</i>	₹ 4,389.00	₹ 15,800.40
				Total	₹ 1,14,563.01
3			Construction of Park		
3.1	115.32	Rmt.	Construction of Park Including of earth work In excavation foundation brick ballast In 100 : 16 : 32 In foundation brick work in 1:6 cement sand mortar in superstructure, fixing of grills etc. all complete as per direction E/I <i>(A.R.)</i>	₹ 3,698.00	₹ 4,26,453.36

Er. Daya Shanker Sharm

B.E. (Hones), MBA(Finances), M-Tech (Structur)
Chartered Engineer, Chartered Structure Engine
Govt. Approved Valuer CAT-402/2015-16, FIV (F-2355
REG. IN 1460234) MCE/IN 90005, MBB (LM 143), FVPS (LP 1)



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ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)

Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail.com

3.2	1.00	Nos.	Supply and Fixing of Gate with R.C.C. all complete. (L.S.)	₹ 10,000.00	₹ 10,000.00	
				Total	₹ 4,36,453.36	(E)
4			Construction of Dalav Ghar:			
4.1	15.00	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.)	₹ 4,209.00	₹ 63,135.00	
				Total	₹ 63,135.00	(D)
5			Tree Plantation			
5.1	1.00	Job	Tree plantation including tree guards maintenance etc. all complete. (L.S.)	₹ 1,00,000.00	₹ 1,00,000.00	
				Total	₹ 1,00,000.00	(E)
6			Water Supply			
6.1	170.00	Rmt.	Supply and laying of 90mm dia PVC pipe 151 mark including of labour material T&P etc. required for proper completion of work. (A.R.)	₹ 1,255.00	₹ 2,13,350.00	
6.2	3.00	Job	Fixing of submersable pump and boring of tube well 100 mm. size etc. all complete. (A.R.)	₹ 1,37,000.00	₹ 4,11,000.00	
6.6	30750	ltr.	Construction of O.H.T Including all complete as per design	₹ 35.00	₹ 10,76,250.00	
6.2g	1.00	Nos.	SIF of fire hydrant Including all complete	₹ 1,712.00	₹ 1,712.00	
				Total	₹ 17,02,312.00	(F)
7			Construction of Sewer Line:			
7.1	170.00	Rmt.	Supply, laying and jointing 250mm dia RCC hume pipe in proper slope and alignment as per specification and direction of Ell required for proper completion of work. (A.R.)	₹ 4,203.00	₹ 37,950.00	
7.2	13.00	Nos.	Construction of Inspection chamber of size 1.00 x 1.20 in 1:4 cement and sand mortar Including RCC slab MS, main hole cover, footrest etc. all complete required for proper completion of work. (A.R.)	₹ 26,600.00	₹ 3,45,800.00	

Er. Daya Shanker Sharm

B.E. (Hons), MBA (Finance), M.Tech. (Structural)
Chartered Engineer, Chartered Structural Engineer
Govt. Approved Valuer CAT-402/2015-16, FIV (F-2555)
MRD (M-146424), MICE (M-5086), MOD (M-147), FIV (F-2555)



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Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com

7.3	1.00	Nos.	Supply and fixing of Sewage Treatment Plant as per specification of UPPCB etc. all complete required for proper completion of the work as per direction of E/I (lansum)	₹ 10,00,000.00	₹ 10,00,000.00
				Total	₹ 13,83,750.00
8			Electrification:		
	7.00	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	₹ 42,934.00	₹ 3,00,538.00
				Total	₹ 3,00,538.00
				Grand Total	₹ 50,63,405.37
				Say	₹ 50,63,000.00

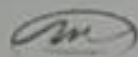
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Sharm

Er. Daya Shanker Sharm

BE (Honors), MBA(Finance), M-Tech (Structur
Chartered Engineer, Chartered Structure Engine
Govt. Approved Valuer CAT-602/2015-16, FIV (F-2355
MID (M-1464234), MCE (M-30960), MID (L-24 147), FVPR (L-17-1)



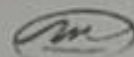
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ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail.com

DETAILS ESTIMATE OF INTERNAL DEVELOPMENT WORKS							
DETAILS OF MESUREMENTS							
Estimate for Internal Development works of Shri Tulsi Meera Homes at Kh.no. 263 (PART) Mauja.							
S.No.	Item Of Works	Nos	Length	Wirth	Height	Quantity	Unit
1	2	3	4.00	5	6	7.00	8
1	Construction of Road						
	Construction of road with 15 cm thick layer of stone soiling coat 12 cm. thick Initer coat and 8 cm. thick top coat of stone ballast and also including first coat painting after W.B.M. surface, 2 cm. thick premixing carpet with seal coat.						
		1.00	145.40			145.40	Rmt.
		1.00	12.00			12.00	Rmt.
		1.00	23.55			23.55	Rmt.
					Total	180.95	Rmt.
2	Construction of Drains:						
2.1	Construction of K.C. 'A' type drain as per standard design and soecflcation as oar direction E/I						
		1.00	72.70			72.70	Rmt.
		1.00	23.55			23.55	Rmt.
		1.00	54.52			54.52	Rmt.
					Total	150.77	Rmt.
2.2	Construction of K.C. 'B' type drain as per standard design and soecflcation as ner direction E/I						
		2.00	72.70			145.40	Rmt.
					Total	145.40	Rmt.
2.3	Construction of 'U' type drain as per details, design and soecflcation aooroved by E/I etc. all comolete.						
		1.00	28.40			28.40	Rmt.
					Total	28.40	Rmt.
2.4	Construction of drain crossing as per details, drawing/design and specification and section aooroved by E/I etc. all comolete.						

Er. Daya Shanker Sharm
BE (Hons), MBA(Finance), M-Tech. (Structur
Chartered Engineer, Chartered Structure Engine
Govt. Approved Valuer CAT-V02/2015-16, FIV (F-2355
MR (M-144234) MRCE (M-30005) MRD (DM-147) FIV (F-2355)



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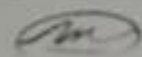
Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com

		1.00	3.60			3.60	Rmt.
					Total	3.60	Rmt.
3	Construction of Park						
3.1	Construction of Park Including of earth work In excavation foundation brick ballast In 100 : 16 : 32 In foundation brick work in 1:6 cement sand mortar in superstructure, fixing of grills etc. all complete as per direction E/I.						
		2.00	32.00			64.00	Rmt.
		1.00	25.34			25.34	Rmt.
		1.00	25.98			25.98	Rmt.
					Total	115.32	Rmt.
3.2	Supply and Fixing of Gate with R.C.C. all complete.						
		1.00				1.00	Nos.
					Total	1.00	Nos.
4	Construction of Dalav Ghar:						
4.1	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.						
		1.00	5.00	3		15.00	SqM
					Total	15.00	SqM
5	Tree Plantation						
5.1	Tree plantation including tree guards maintenance etc. all complete (L.S.)						
		1.00				1.00	Job
					Total	1.00	Job
6	Water Supply						

Er. Daya Shanker Sharm

BE (Honors), MBA(Finance), M-Tech (Structur
Chartered Engineer, Chartered Structure Engine
Govt. Approved Valuer CAT-102/2015-16, FIV (F-2355
REG (M-1442/M), MCE (M-3000), MRE (LM-143), PPR (LP-3)



Modcon A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction
Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail.com

6.1	Supply and laying of 90mm dia PVC pipe 151 mark including of labour material T&P etc. required for proper completion of work.						
		1.00	150.00			150.00	Rmt.
		1.00	20.00			20.00	Rmt.
					Total	170.00	Rmt.
6.2	Fixing of submersable pump and boring of tube well 100 mm. size etc. all complete.					2.00	Nos.
		1.00				1.00	Job
					Total	3.00	Job
6.3	Construction of O.H.T Including all complete as per design						
		41.00	750.00			30750.00	ltr.
					Total	30750.00	ltr.
6.4	SIF of fire hydrant Including all complete.						
		1.00				1.00	Nos.
					Total	1.00	Nos.
7	Construction of Sewer Line:						
7.1	Supply, laying and jointing 250mm dia RCC hume pipe in proper slop and alignment as per specification and direction of E.I. required for proper completion of work.						
		1.00	150.00			150.00	Rmt.
		1.00	20.00			20.00	Rmt.
					Total	170.00	Rmt.
7.2	Construction of Inspection chamber of size 1.00 x 1.20 in 1:4 cement and sand mortar including RCC slab MS, main hole cover, footrest etc. all complete required for proper completion of work.						
		12.00				12.00	Nos.
		1.00				1.00	Nos.
					Total	13.00	Nos.

Er. Daya Shanker Sharm

BE (Hons), MBA(Finance), M-Tech (Structural)
Chartered Engineer, Chartered Structural Engineer
Govt. Approved Valuer CAT-402/2015-16, FIV (F-2355)
MIE (M-144234), MIE (M-144234), MIE (M-144234), FIV (F-2355)


Er. Daya Shanker Sharm
B.E. (Hons.), MBA(Finance), M-Tech (Structural)
Chartered Engineer, Chartered Structural Engineer
Univ. Approved Value Cat-1402/2015-16, FIV (F-2003)
MEMBER (CORRESPONDENT), INSTITUTION OF ENGINEERS (I.E.), INDIA
MEMBER (CORRESPONDENT), INSTITUTION OF CIVIL ENGINEERS (I.C.E.), INDIA