

No.....

Date 12.01.2020

Certificate of Percentage of Completion of Construction Work of 1Nos. of Block(s) of the Project URBANAC BUSINESS PARK situated on A1 Vibhuti Khand Gomti Nagar, Tehsil Lucknow, Competant Authority Distrcit Lucknow Pin : 226010.

Demarcated by its boundaries (Lattitude and Longitude of the end points)

30 Mtr. Wide Road to the north.

Other Property to the South .

18 Mtr. Wide Road to the East.

Other property to the West.

of village Vibhuti Khand Gomti Nagar Lucknow Development Authority district – Lucknow Pin 226010 admeasuring 4882 sqmt. Area being developed by Chinmay Associates (Promoter) Having UPRERA Registration No. UPRERAPRJ14798.

I/We **Arvind Pandey** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project **URBANAC BUSINESS PARK situated on A1 Vibhuti Khand Gomti Nagar, Tehsil Lucknow, Competant Authority Distrcit Lucknow Pin : 226010.**

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

- (i) M/s/Shri/Smt Amit Raj as L.S. / Architect ;
- (ii) M/s/Shri/Smt S.N. Saran as Structural Consultant
- (iii) M/s/Shri/Smt Sunil Kumar 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. 3850.00 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 31.12.2020 is calculated at Rs. 2201.80 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. 298.20 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 31.12.2020 is as given in Tables A and B below :


Arvind Pandey
Chartered Engineer
Approved Valuer
OBPAS Approved Engineer
AM 1293896/31082018
F-29391
12/01/2021

Table A

S.No.	Particulars	Amounts
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)	2300.00 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2037.00 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	88.56%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	263.00 Lacs
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)	88.56%
(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).	200 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	164.80 Lacs
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	82.40%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	35.20 Lacs
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)	35.20%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

Aadhar No.

PAN No.


Arvind Kumar Pandey
 Chartered Engineer
 Approved Valuer
 OBPAS Approved Engineer
 AM 1293896/31082018
 F-29391

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of the Project **URBANAC BUSINESS PARK** situated on **A1 Vibhuti Khand Gomti Nagar, Tehsil Lucknow, Competant Authority Distrcit Lucknow Pin : 226010.**

Project Name: URBANAC BUSINESS PARK

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Road Construction	15.00	90%	13.50
2	Water Supply (OHT)	10.00	75%	7.50
3	Construction of Drains	5.00	90%	4.50
4	Construction Of Parks	5.00	90%	4.50
5	Tree Plantation	2.00	90%	1.80
6	Dalav Ghar	1.00	0%	0.00
7	Electrification	85.00	80%	68.00
8	Sewage Treatment Plant	35.00	80%	28.00
9	Rainwater Harvesting	17.00	100%	17.00
10	Boundary Walls	25.00	80%	20.00
Total (In Lacs)		200.00		164.80

WORK DONE=

82.40


Arvind Kumar Pandey
Chartered Engineer
Approved Valuer
RRPAS Approved Engineer
#M 1293896/31082018
S-22391

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE
Investment and construction done of Total Work of the Project **URBANAC BUSINESS PARK** situated on A1
Vibhuti Khand Gomti Nagar, Tehsil Lucknow, Competant Authority Distrcit Lucknow Pin : 226010.
Project Name: URBANAC BUSINESS PARK

Block Commercial				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork			
2	Foundation	10.00	100%	10.00
3	Super Structure	250.00	100%	250.00
4	Electric work	1200.00	100%	1200.00
5	Flooring	85.00	90%	76.50
6	Paint & Facade	150.00	90%	135.00
7	Bathrooms	200.00	60%	120.00
8	Doors & Glass	25.00	90%	22.50
9	Lifts	50.00	20%	10.00
10	Fire	100.00	100%	100.00
11	Misc	100.00	100%	100.00
Total in Lacs		130.00	10%	13.00
		2300.00		
Or Say		88.56%		2037.00

We are not Considering interest and map approval and legal charges in detail construction and development sheet.


Arvind Kumar Pandey
Chartered Engineer
Approved Valuer
OBPAS Approved Engineer
AM 1293896/31082019
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