

No.....

Date 08.07.2020

Certificate of Percentage of Completion of Construction Work of 1 Nos. of Block(s) of the Project URBUNAC BUSINESS PARK situated on A 1 VIBHUTIKHAND GOMTI NAGAR , Tehsil Lucknow, Competant Authority District Lucknow Pin : 226010 .

Demarcated by its boundaries (latitude 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 Development Authority Lucknow District PIN 226010 admeasuring 4882 sqmt. area Being development by Chinmay Associates (Promoter) Having UPRERA Registration Number UPRERAPRJ14798

I/We Arvind Pandey have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Project, situated on the Khasra situated on A 1 VIBHUTIKHAND GOMTI NAGAR , Tehsil Lucknow, Competant Authority District Lucknow Pin : 226010. As on 30.06.2020

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

- (i) M/s/Shri Amit Raj as L.S. / Architect ;
- (ii) M/s/Shri S. N. Saran as Structural Consultant
- (iii) M/s/Shri Rudra Pratap Singh 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. 3500 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 30.06.2020 is calculated at Rs. 1900.50 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 399.50 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 30.06.2020 is as given in Tables A and B below :



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 not consider plan approval, legal charges and interest)	2300 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1900.5 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	82.63%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	399.5 Lacs
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)	82.63%
(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)	140.05 Lac
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	70.02%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	59.95 Lac
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)	70.02%
(Enclose separate sheet for the cost calculations)		



INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of the **Project URBUNAC BUSINESS PARK** situated on **A 1 VIBHUTIKHAND GOMTI NAGAR , Tehsil Lucknow, Competant Authority District 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	1500000	80%	1200000
2	Water Supply (OHT)	1000000	50%	500000
3	Construction of Drains	500000	90%	450000
4	Construction Of Parks	500000	75%	375000
5	Tree Plantation	200000	15%	30000
6	Dalav Ghar	100000	0	0
7	Electrification	8500000	80%	6800000
8	Sewage Treatment Plant	3500000	70%	2800000
9	Rainwater Harvesting	1700000	50%	850000
10	Boundary Walls	2500000	40%	1000000
		20000000		14005000

WORK DONE= 70.02%



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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	1000000	100%	1000000
2	Foundation	25000000	100%	25000000
3	Super Structure	120000000	100%	120000000
4	Electric work	8500000	80%	6800000
5	Flooring	15000000	90%	13500000
6	Paint & Facade	20000000	20%	4000000
7	Bathrooms	2500000	50%	1250000
8	Doors & Glass	5000000	10%	500000
9	Lifts	10000000	90%	9000000
10	Fire	10000000	90%	9000000
11	Misc	8000000	0%	0
		230000000		190050000
Or Say		<u>82.63%</u>		

We are not consider interest and map approval and legal charges in Detail construction and Development sheet .

