

ENGINEER'S CERTIFICATE			
(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 Plotted Development of the Project Bhawna City UPRERAPRJ135729 situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, (27°12'33.96"N, 77°55'38.00"E) to the North(27°12'28.94"N, 77°55'38.86"E)to the South (27°12'31.15"N, 77°55'39.06"E) to the East(27°12'31.15"N, 77°55'36.54"E) To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority,District Agra, PIN 28007, admeasuring18987.10 sq.mts. area being developed by M/s Bhawna Housing Private Limited		
	I Vikas Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of Plotted Development of the Project" Bhawna City" UPRERAPRJ135729 situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, (27°12'33.96"N, 77°55'38.00"E) to the North(27°12'28.94"N, 77°55'38.86"E) to the South (27°12'31.15"N, 77°55'39.06"E) to the East(27°12'31.15"N, 77°55'36.54"E) To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority,District Agra, PIN 28007, admeasuring18987.10 sq.mts. area being developed by M/s Bhawna Housing Private Limited		
	This is to certify that I have undertaken assignment of certifying estimated cost and expenses for site construction/ development for the Real Estate Project mentioned above.		
	1. Following technical professionals were consulted by me for verification /for certification of the cost:		
	(i) Shri Abhishek Bansal as Architect		
	(ii) Sh. Abhishek Bansal as Structural Consultant		
	(iii) Sh. Vishal Goyal as MEP Consultant		
	(iv) Shri Ashish as Engineer		
	2. The project is ongoing. I have estimated the cost of the completion of the civil, MEP and allied works, of the plotted development work 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. Estimate the Total Cost for completion of the project under reference as Rs.273650000.00 (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 30-07-2021 is calculated at Rs. 41363162.00 (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.			
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. 232287828.00 (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 on the 30-07-2021 is as given in Tables A below :			
Table A			
Bhawna City- 93 Approved Villas			
	Sr. No.	Particulars	Amount (Rs)
	1	Total Estimated cost of the 93 individual approved units as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 2545,00,000.00
	2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 313,63,162.00
	3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	12.32%
	4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 2231,36,838.00
	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)	12.32%
Table B		
Bhawna City - PLOTTED DEVELOPMENT PROJECT		
S.N o.	Particulars	Amounts
1	Total Estimated cost of the of plots development w.r.t. Permission from Competent Authority. (based on the original Estimated cost)	₹ 191,50,000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 100,00,000.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	52%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 91,50,000.00
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)	52%
Note :- There are total of 118 plots on which the individual plans are sanctioned for 93 villas. For the balance 25 plots the individual plans are proposed for sanction by development authority as per Promoter		

Signature of Engineer



Name Vikas Verma
Address 4-A, Nikhil Estate, Shastripuram, Agra
Aadhar No. 421969503203
PAN No. AFQPV1438L



+91 9873903537



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



verma21vikas2@gmail.com

Bhawna City - Estimate Summary

Summary of Approved Individual Units							
Sr. No.	Plot Area	No. of Units	Construction Cost Per unit	Total Cost	Percent Completion	Cost Incurred	Balance Cost to incur
1	60.00 Sq.m	45	₹ 24,50,000.00	₹ 1102,50,000.00	15%	₹ 165,37,500.00	₹ 937,12,500.00
2	68.10 Sq.m	4	₹ 27,50,000.00	₹ 110,00,000.00	11%	₹ 12,10,000.00	₹ 97,90,000.00
3	69.18 Sq.m	5	₹ 27,50,000.00	₹ 137,50,000.00	11%	₹ 15,12,500.00	₹ 122,37,500.00
4	70.98 Sq.m	4	₹ 28,50,000.00	₹ 114,00,000.00	11%	₹ 12,54,000.00	₹ 101,46,000.00
5	72.00 Sq.m	21	₹ 29,50,000.00	₹ 619,50,000.00	11%	₹ 65,04,750.00	₹ 554,45,250.00
6	75.00 Sq.m	4	₹ 29,50,000.00	₹ 118,00,000.00	9%	₹ 10,62,000.00	₹ 107,38,000.00
7	75.48 Sq.m	4	₹ 31,00,000.00	₹ 124,00,000.00	10%	₹ 11,78,000.00	₹ 112,22,000.00
8	91.94 Sq.m	1	₹ 34,50,000.00	₹ 34,50,000.00	10%	₹ 3,45,000.00	₹ 31,05,000.00
9	103.58 Sq.m	5	₹ 37,00,000.00	₹ 185,00,000.00	10%	₹ 17,57,500.00	₹ 167,42,500.00
		93		₹ 2545,00,000.00		₹ 313,61,250.00	
Summary of Proposed Individual Units							
Sr. No.	Plot Area	No. of Units	Construction Cost Per unit	Total Cost	Percent Completion	Cost Incurred	Balance Cost to incur
1	60.00 Sq.m	13	₹ 24,50,000.00	₹ 318,50,000.00	0%	₹ 0.00	₹ 318,50,000.00
2	58.8 Sq.m	1	₹ 24,50,000.00	₹ 24,50,000.00	0%	₹ 0.00	₹ 24,50,000.00
3	86.48 Sq.m	1	₹ 32,00,000.00	₹ 32,00,000.00	0%	₹ 0.00	₹ 32,00,000.00
4	90.00 Sq.m	8	₹ 33,00,000.00	₹ 264,00,000.00	0%	₹ 0.00	₹ 264,00,000.00
5	176.22 Sq.m	1	₹ 48,00,000.00	₹ 48,00,000.00	0%	₹ 0.00	₹ 48,00,000.00
6	184.23 Sq.m	1	₹ 50,00,000.00	₹ 50,00,000.00	0%	₹ 0.00	₹ 50,00,000.00
		25		₹ 737,00,000.00			
Cost Summary of Development Works							
Sr. No.	Project Area	No. of Units	Cost of Development	Total Cost	Percent Completion	Cost Incurred	Balance Cost to incur
1	60.00 Sq.m	118	₹ 191,50,000.00	₹ 191,50,000.00	52%	₹ 100,00,130.00	₹ 91,49,870.00

Proposed cost a per Approved Individual Maps and Development Cost

₹ 2736,50,000.00

Cost incurred till 30-07-2021

₹ 413,61,380.00

Percentage of Work done

15.11%

ESTIMATE

Project Name : Bhawna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 32 to 57

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	60.00
Ground Floor Covd. Area	43.38
First Floor Covd. Area	43.38
II Floor Covd. Area	28.55
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	0.00
Total Covered area	115.31

Total Estimated Cost for Civil Works : ₹ 24,50,000.00

1 **Total Estimated Amount** : ₹ 24,50,000.00

ESTIMATE

Project Name : Bhawnna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawnna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawnna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 16 to 19

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	68.10
Ground Floor Covd. Area	50.10
First Floor Covd. Area	50.10
II Floor Covd. Area	39.53
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	8.81
Total Covered area	148.54

Total Estimated Cost for Civil Works : ₹ 27,50,000.00

ESTIMATE

Project Name : Bhawnna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawnna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawnna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 21 to 25

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	69.18
Ground Floor Covd. Area	51.18
First Floor Covd. Area	51.18
II Floor Covd. Area	35.03
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	9.42
Total Covered area	146.81

Total Estimated Cost for Civil Works : ₹ 27,50,000.00

ESTIMATE

Project Name : Bhawwna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 28-31

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	70.98
Ground Floor Covd. Area	53.13
First Floor Covd. Area	53.13
II Floor Covd. Area	35.19
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	11.23
Total Covered area	152.68

Total Estimated Cost for Civil Works : ₹ 28,50,000.00

ESTIMATE

Project Name : Bhawnna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawnna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawnna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 58,75,76 & 93

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	75.00
Ground Floor Covd. Area	46.50
First Floor Covd. Area	46.50
II Floor Covd. Area	42.00
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	6.68
Total Covered area	141.68

Total Estimated Cost for Civil Works : ₹ 29,00,000.00

ESTIMATE

Project Name : Bhawna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 94-102, 104-109,112-117

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	72.00
Ground Floor Covd. Area	53.52
First Floor Covd. Area	53.48
II Floor Covd. Area	35.95
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	9.90
Total Covered area	152.85

Total Estimated Cost for Civil Works : ₹ 29,50,000.00

ESTIMATE

Project Name : Bhawna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 103,110,111,118

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	75.48
Ground Floor Covd. Area	46.49
First Floor Covd. Area	46.49
II Floor Covd. Area	43.11
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	9.85
Total Covered area	145.94

Total Estimated Cost for Civil Works : ₹ 31,00,000.00

ESTIMATE

Project Name : Bhawnna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawnna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawnna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 15

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	91.94
Ground Floor Covd. Area	52.98
First Floor Covd. Area	52.98
II Floor Covd. Area	48.12
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	9.33
Total Covered area	163.41

Total Estimated Cost for Civil Works : ₹ 34,50,000.00

ESTIMATE

Project Name : Bhawnna City

Contact Person : Mr. Ashish

Dated : 4th July 2021

Name of Owner : For Bhawnna Housing Private limited

Address of Property : Villa on Plot No's 32- 57 at Bhawnna City on Khasra No. 148. 152/1, 171(P) and 152/2, Mauja Mohamadpur, Agra

Scope of work : Estimate for the New construction Unit No's 10,11,12,13,14

AREA STATEMENT

Particulars	Area in Sq.m
Plot Area	103.58
Ground Floor Covd. Area	64.23
First Floor Covd. Area	64.23
II Floor Covd. Area	60.17
III Floor Covd. Area	0.00
Basement Covd. Area	0.00
Mumty Covd. Area	13.49
Total Covered area	202.12

Total Estimated Cost for Civil Works : ₹ 37,00,000.00

Estimate for Civil Works

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation including all of material and labour	64.73	Cu. m	₹ 125.00	₹ 8,100.00
2	100 mm Plain Cement Concrete in Foundation incld. all material and labour	5.54	Cu. m	₹ 3,437.50	₹ 19,000.00
3	I-class Brickwork in 1:6 cement mortar over lime concrete in foundation and plinth including all material and labour	20.05	Cu. m	₹ 7,500.00	₹ 1,50,300.00
4	2.5 cm c.c. Damp proof course including supply of material and labour	8.63	Sq.m	₹ 375.00	₹ 3,200.00
5	I-class Brickwork with cement mortar in superstructure including supply of material and labour				
	Ground Floor	26.74	Cu.m		
	First Floor	26.74	Cu.m		
	II Floor	18.32	Cu.m		
	III Floor	0.00	Cu.m		
	Basement	0.00	Cu.m		
	Mumty	0.00	Cu.m		
	Parapet	0.00	Cu.m		
	Boundary	0.00	Cu.m		
	Deductions in Doors & Windows	-4.30			
	Total	67.49	Cu.m	₹ 7,750.00	₹ 5,23,100.00
6	R.C.C. work excluding steel and its bending but including centering, shuttering and binding steel.				
	Ground Floor	5.42	Cu.m		
	First Floor	5.42	Cu.m		
	II Floor	3.57	Cu.m		
	III Floor	0.00	Cu.m		
	Basement	0.00	Cu.m		
	Mumty	0.00	Cu.m		
	Total	14.41	Cu.m	₹ 9,375.00	₹ 1,35,100.00
7	Mild steel work including bending in reinforcement bars at 1.25% of above qty including all material and labour	14.14	Qtl	₹ 6,500.00	₹ 91,900.00
8	12 mm Cement plastering 1:6 of ceiling including all material and labour				
	Ground Floor	43.38	Sq. m		
	First Floor	43.38	Sq. m		
	II Floor	28.55	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	0.00	Sq. m		
	Total	115.31	Sq. m	₹ 250.00	₹ 28,800.00
9	12 mm Cement plastering 1:6 of inside and outside wall incld. all material and labour				

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	Ground Floor	303.80	Sq.m		
	First Floor	303.80	Sq.m		
	II Floor	222.46	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Mumty	0.00	Sq.m		
	Parapet	0.00	Sq.m		
	Boundary	0.00	Sq.m		
	Deductions for Doors & Windows	-37.40	Sq.m		
	Total	792.66	Sq.m	₹ 250.00	₹ 1,98,200.00
10	Painting ceiling with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	43.38	Sq. m		
	First Floor	43.38	Sq. m		
	II Floor	28.55	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	0.00			
	Total	115.31	Sq. m	₹ 200.00	₹ 23,100.00
11	Wall painting with premium acrylic plastic paint of Asian/ Nerolac brand including all material, labour and T&P				
	Ground Floor	290.30	Sq. m		
	First Floor	288.20	Sq. m		
	II Floor	214.16	Sq. m		
	III Floor	0.00	Sq. m		
	Basement	0.00	Sq. m		
	Mumty	0.00	Sq. m		
	Parapet	0.00	Sq. m		
	Boundary	0.00	Sq. m		
	Total	792.66	Sq. m	₹ 187.50	₹ 1,48,600.00
12	2.5 cm thick Marble, over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry including rubbing, polishing including all material and labour				
	Ground Floor	43.38	Sq.m		
	First Floor	43.38	Sq.m		
	II Floor	28.55	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	115.31	Sq.m	₹ 1,562.50	₹ 1,80,200.00
13	2.5 cm thick Kota stone flooring over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry in open area incld. All material & labour	16.62	Sq.m	₹ 1,250.00	₹ 20,800.00
14	Providing and laying floor tiles in toilet, bath & wc over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry including all material and labour				

Item No.	Details of Items	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	Ground Floor	8.79	Sq.m		
	First Floor	8.79	Sq.m		
	II Floor	7.48	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	25.07	Sq.m	₹ 1,250.00	₹ 31,300.00
15	Providing and laying wall tiles in toilet and kitchen over 20 mm thick base of mortar 1:4 laid and jointed with cement slurry supply of material and labour etc.				
	Ground Floor	19.49	Sq.m		
	First Floor	19.49	Sq.m		
	II Floor	18.92	Sq.m		
	III Floor	0.00	Sq.m		
	Basement	0.00	Sq.m		
	Total	57.91	Sq.m	₹ 1,250.00	₹ 72,400.00
16	Providing and fixing Doors panelling including all materials, labour and T&P	14.00	Nos.	₹ 8,750.00	₹ 1,22,500.00
17	Providing and fixing Windows panelling including all materials, labour and T&P	8.00	Nos.	₹ 9,250.00	₹ 74,000.00
18	Providing and fixing GI Mosquito net over Door and Window incld. all materials, labour and T&P	2.00	Nos.	₹ 6,250.00	₹ 12,500.00
19	Painting of M.S. frame, grill etc and Wooden Panel Doors, window and ventilator incld. all material, labour and T&P	74.80	Sq. m	₹ 312.50	₹ 23,400.00
20	Brick Bat coba roof terracing including all labour and material.	47.72	Sq. m	₹ 750.00	₹ 35,800.00
21	Providing and fixing of main gate	1.00	Nos.	₹ 50,000.00	₹ 50,000.00
				Sub-Total	₹ 19,52,300.00
22	Sanitary & Water supply arrangements @ 12.50% of above				₹ 2,44,000.00
23	Electric fittings & fixtures arrangement @ 12.50% of above				₹ 2,44,000.00
				Total	₹ 24,40,300.00
				Say	₹ 24,50,000.00

