

No.....

Date 11.04.2024

Certificate of Percentage of Completion of Construction Work of the URBANAC GARDEN for Construction of plotted residential Development / plotted housing ,Tehsil- Mohanlal Ganj Competant Authority District Lucknow Pin : 226002.

Demarcated by its boundaries (latitude and longitude of the end points)

Road (CHAK MARG) to the East.

Road Entrance 12 Mtr. to the North.

Khasra no. 515 to the west.

Khasra no. 529 to the South.

Of GATA/ARAZI No. 515 KHA landmark Chak Gajaria Gomti Nagar Extension Lucknow Village Mastemau .Development Authority Lucknow District PIN 226002 admeasuring aprox 20772 sqmt. area Being development by Chinmay Developers (Promoter) Having UPRERA Registration No. UPRERAPRJ922474.

I/We Arvind Kumar Pandey have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project situated on Gata/Arazi no. 515 KHA, Landmark Chakgazaria Gomti Nagar Extention Lucknow , Village : Mastemau Tehsil : Mohanlal Ganj District : Lucknow Pin : 226002 .as on Dt 31.03.2024.

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

- (i) M/s/Shri/Smt Vishal Gupta as L.S. / Architect ;
- (ii) M/s/Shri/Smt S.N. Saran as Structural Consultant;
- (iii) M/s/Shri/Smt Srinivas Yadav as Site Supervisor;

2. The project is proposed to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Land(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. 243.79(Lacs) (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 Land(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31.03.2024 is calculated at 243.79 (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 Land(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs 0.00(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 it will be completed on the 20/01/2027 is as given in Tables A and B below :

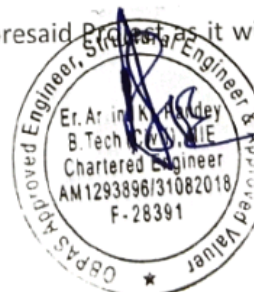


Table A

S.No.	Particulars	Amounts
1	Total Estimated cost of the Land (details of blocs below) as on date of Land Permission from Competent Authority. (based on the original Estimated cost)	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	
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)	
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
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 Land)		

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).	243.79
2	Cost incurred as on (based on the actual cost incurred as per records)	243.79
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	65.80
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Name
Address
Aadhar No.
PAN No.



INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of the Project **URBANAC GARDEN** for Construction of Gata/Arazi no. 515 KHA, Landmark Chakgazaria Gomti Nagar Extention Lucknow , Village : Mastemau Tehsil : Mohanlal Ganj District : Lucknow Pin : 226002 .

Project Name: Urbanac Garden

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
		2.27	100%	2.27
1	Pumproom	3.74	100%	3.74
2	Guard Room	3.00	100%	3.00
3	Boring/Tubewell	5.09	100%	5.09
4	Rain Water Harwesting	51.89	100%	51.89
5	Cost of Road	20.25	100%	20.25
6	Cost of Park /Landscping	15.50	100%	15.50
7	Cost of 100 KLD S.T.P.	11.25	100%	11.25
8	Water Storage Tank 75 KLD	19.65	100%	19.65
9	Sewerage System & Drain	23.52	100%	23.52
10	Watersupply System	44.00	100%	44.00
11	External Electrification	41.22	100%	41.22
12	Boundry wall as per PWD 5.8.1	2.41	100%	68.21
13	Miscelleneos	243.79	100%	309.59
	Total			

Total (In Lacs)

WORK DONE=

100%



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

APPLICATION FOR COMPLETION CERTIFICATE OF LAYOUT PLAN

PART (A)

1. (A) Name of Applicant Chinmay Developers
 (B) Present Address A-1 Vibutikhand Gomtinagar,Lucknow,Uttar Pradesh,226010

 (C) Site Address PROPOSED LAYOUT PLAN ON PART OF KHASRA NO 515 AT CHAK
GAJARIA,GOMTI NAGAR EXTENSION,LUCKNOW
515
2. Plot no. & Name of Scheme
3. Area of Plot (in sqmt.) 20772.25
4. Permissible land use Residential
 (i) Date of approval of layout Plan 21 Jan 2022
 (ii) Permit No. 03575/LDA/LD/21-22/1677/20112021
 (iii) If unauthorized construction was compounded then copy of compounded plan be enclosed -
 Attached copy of Compounding fee

5. Details of Land-use:-

Sl. No.	Type of Land Use	As per Approved Map		Developed		Deviation	
		Area (in Sqmt.)	%	Area (in Sqmt.)	%	Area (in Sqmt.)	%
1	2	3	4	5	6	7	8
i	Residential	11748.74	56.56	11748.74	56.56	0	0
ii	Commercial	987.63	4.75	987.63	4.75	0	0
iii	Others	107.60	0.52	107.60	0.52	0	0
iv	Park & Open Spaces	3132.28	15.08	3132.28	15.08	0	0
v	Roads & Drainage	4796	23.09	4796	23.09	0	0

6. Amenities Positions: -

Sl. No.	Amenities	According to Approved Map		Provided as per Completion Map			
		No.	Area (in Sqmt.)	Completed		Not Completed	
				No.	Area (in Sqmt.)	No.	Area (in Sqmt.)
1	2	3	4	5	6	7	8
i	Primary School	0	0	0	0	0	0
ii	Higher Secondary School	0	0	0	0	0	0
iii	Degree College	0	0	0	0	0	0
iv	Dispensary	0	0	0	0	0	0
v	Hospital	0	0	0	0	0	0
vi	Post Office	0	0	0	0	0	0
vii	Community Center	0	0	0	0	0	0
viii	Police Station	0	0	0	0	0	0

viii	Police Station	0	0	0	0	0	0
ix	Fire Station	0	0	0	0	0	0
x	Telephone Exchange	0	0	0	0	0	0
xi	Bus Station	0	0	0	0	0	0
xii	Taxi Stand	0	0	0	0	0	0
xiii	Public Amenities						
xiv	Other Facilities	0	0	0	0	0	0

7. Enclosure Records:-

8. Arrangement/position of connections with City facilities system

- (i) Roads Yes
- (ii) Drainage (arrangement of connection with Trunk Drain)
- (iii) Arrangement of Portable water (Arrangement of connection with Yes Jal Sansthan/Development Authority/ Local Body/others)
- (iv) Electric Arrangement of connection with 33KVA/11KVA/ Transformer provided Yes
- (v) Sewer / Trunk connection provided Yes

9. Internal changes in layout plan

- (i) Done as per Building bye-laws No
- (ii) Compounding done No

10. Information about standard & Specification of Development works Is there any deviation from the Standard & Specification of sanctioned development works? No

There are deviations from standard & specification of Development Works which have been taken approval from the concerned Department. (Attach approval) No

Now there is no deviation which is approved by the competent Authority.

Certificate of Applicant

This is certified that the above information are true as per my knowledge. The land use distribution is as per approved map of Authority. All amenities and Development works are as per Agreement. Hence Completion Certificate of the above described layout plan be released.

Dated : 31 May 2024

Signature of Authorized Applicant

For CHINMAY DEVELOPERS

 PARTNER



Lucknow Development Authority

Vipin Khand, Gomti Nagar, Lucknow, Uttar Pradesh 226010

PART - D

Remarks of Development Authority and Completion Certificate

Certification regarding the developed layout plan on Plot no./Khasra no. **515** submitted by **Chinmay Developers,A-1 Vibutikhand Gomtinagar,Lucknow,Uttar Pradesh,226010** has been examined by **Satish Kumar Yadav(Junior engineer)** on dated **31 May 2024** of Development Authority and it is found that map is according to the approved layout plan. Hence, Completion Certificate is being issued under section 15 KA (2) of Uttar Pradesh Urban Planning and Development Act, 1973.

Additional remark :

1. Maintenance & defect liability of development work should be done by builder until scheme is handover to Local authority/RWA

Dated : 31 May 2024

Signature :

Designation : Vice Chairman

Date : 27 Dec 2023