

FORM-REG-2**1.10.2023 to 31.12.2023****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 of Construction Work of 7 No. of Building(s)/ NIL Block(s) of the Project [UPRERA Registration Number - UPRERAPRJ7004] situated on the Khasra No/ Plot no GH -7, Sec-11, Vrindavan Yojna, Raibarely Road, Demarcated by its boundaries (latitude and longitude of the end points) 26° 45' 40" and 80° 57' 19" to the North 26° 45' 41" and 80° 57' 20" to the South 26° 45' 44" and 80° 57' 15" to the East 26° 45' 41" and 80° 57' 15" to the West of village _____ Tehsil _____ Competent / Development authority UP Housing & Development Board, District - Lucknow, PIN - 226025. admeasuring 11944 sq.mts. area being developed by Deserve Builders & Developer Ltd.**

I/We have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 7 (Seven) Building(s)/ Nil Block/ Tower (s) of the Project, situated on the Khasra No/Plot no GH -7, Sec-11, Vrindavan Yojna, Raibarely Road of village _____ tehsil _____ competent / development authority UP Housing & Development Board, District - Lucknow, PIN - 226025. admeasuring 11944 sq.mts. area being developed by Deserve Builders & Developer 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/Shri/Smt. Architect Avenue as L.S. / Architect
 - (ii) M/s/Shri/Smt. Mahimtura Consultants Pvt. Ltd. as Structural Consultant
 - (iii) M/s/Shri/Smt. Electro-Mech Consultants Pvt. Ltd. as MEP Consultant
 - (iv) M/s/Shri/Smt. Ravi Sonkar 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.


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- 3 We estimate the Total Cost for completion of the project under reference as **Rs. 1418523757.00/-** (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 31.12.2023 is calculated at **Rs. 364780282.00/-** (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. 1053743476.00/-** (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 31.03.2023 date is **Rs. 36.48 Crores** approx. given in Tables A and B below :

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As per 2.50 FAR

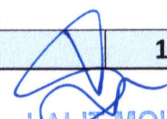
Table A

Wing A+B+C+D (Part)+E (Part)+G (Part) And Total Basement		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	1367096207.15
2	Cost incurred as on Date (based on actual cost incurred as per record)	364780282
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	26.68%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	1002315925.25
5	Cost incurred on Additional / Extra items not included in estimated cost Workdone in percentage(as Percentage of estimated	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	26.68%

Table B

INTERNAL & EXTERNAL DEVELOPMENT WORKS AND COMMON AMENITIES		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	51427550.32
2	Cost incurred as on Date (based on actual cost incurred as per record)	0
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	0.00%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	51427550.32
5	Cost incurred on Additional / Extra items not included in estimated cost Workdone in percentage(as Percentage of estimated	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	0.00%

	Estimated Amount of all Wing and Basement	1367096207
	Work Done Amount	364780282
	Internal and External Development Work and Common Amenities Amount	51427550
	Total Estimated Amount	1418523757
	Balance Amount	1053743476



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	Total Estimated Amount	1367096207
	Work Done Amount	364780282
	Internal and External Development Work and Common Amenities Amount	51427550
	Total Estimated Amount	1418523757
	Balance Amount	1053743476


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Table A

Basement		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	253912530.24
2	Cost incurred as on Date (based on actual cost incurred as per record)	89403275
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	35.21%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	164509255.45
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	35.21%

Table A1

Building / Wing / Tower bearing number A or Called Wing A

WING A		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	191409112
2	Cost incurred as on Date (based on actual cost incurred as per record)	71764954
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	37.49%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	119644158
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	37.49%


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Table A2

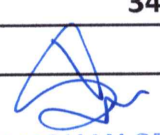
Building / Wing / Tower bearing number B or Called Wing B

WING B		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	210188958
2	Cost incurred as on Date (based on actual cost incurred as per record)	80575498
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	38.33%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	129613460
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	38.33%

Table A3

Building / Wing / Tower bearing number C or Called Wing C

WING C		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	208938471
2	Cost incurred as on Date (based on actual cost incurred as per record)	72742252
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	34.82%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	136196219
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	34.82%


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Table A4

Building / Wing / Tower bearing number D or Called Wing D

WING D		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	32729326
2	Cost incurred as on Date (based on actual cost incurred as per record)	13766724
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	42.06%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	18962602
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	42.06%

Table A5

Building / Wing / Tower bearing number E or Called Wing E

WING E		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitimated cost)	47302349
2	Cost incurred as on Date (based on actual cost incurred as per record)	18891683
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	39.94%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	28410665.45
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	39.94%

Table A6

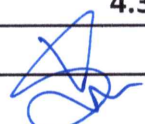
Building / Wing / Tower bearing number F or Called Wing F

WING F		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitmated cost)	17934704
2	Cost incurred as on Date (based on actual cost incurred as per record)	203529
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	1.13%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	17731175.3
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	1.13%

Table A7

Building / Wing / Tower bearing number G or Called Wing G

WING G		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitmated cost)	404680756
2	Cost incurred as on Date (based on actual cost incurred as per record)	17432367
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	4.31%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	387248389.5
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	4.31%


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Table B

INTERNAL & EXTERNAL DEVELOPMENT WORKS AND COMMON AMENITIES		
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement as on date of building Permission from competent Authority.(based on the original esitmated cost)	51427550.32
2	Cost incurred as on Date (based on actual cost incurred as per record)	0
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	0.00%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	51427550.32
5	Cost incurred on Additional / Extra items not included in estimated cost Workdone in percentage(as Percentage of estimated	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	0.00%


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Cost calculation of each Unit/ Tower							
Basement							
Sno	Work	Old Rate Before 31.6.2018 (Incl. of gst 18%)	New Rate From 1.7.2018 (Incl. of gst 18%)	Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Upto 30.6.2018	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	RAFT RCC	1121.00	1372.00	104097.00	116692737	60504	83011639
2	COLUMN	118.00	145.00	104097.00	12285446	60504	8773096
3	SLAB	472.00	578.00	104097.00	13491784	60504	34971376
4	FLOORING	171.00	217.00	104097.00	18425189	104097	2558049
5	PAINTING	59.00	72.00	104097.00	6141723	104097	7494984
6	PLUMBING	59.00	72.00	104097.00	6141723	104097	7494984
7	ELECTRICAL	59.00	72.00	104097.00	6141723	104097	7494984
8	FIRE FIGHTING	59.00	72.00	104097.00	6141723	104097	7494984
9	TOTAL	2124.00	2600.00		221102028		179325095.45
					253912530.24		74587434.79
Estimated Amount							
Cost calculation of each Unit/ Tower							
WING A							
Sno	Work	Old Rate Before 31.6.2018 (Incl. of gst 18%)	New Rate From 1.7.2018 (Incl. of gst 18%)	Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Upto 30.6.2018	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	Excavation	29.50	30.00	74963.29	2211417	0	0
2	Structural	1003.00	1235.00	74963.29	75188180	60058	74171988
3	Masonry	88.50	110.00	74963.29	6634251	74963	14949715.00
4	Plaster	82.60	110.00	74963.29	6191968	74963	8245962
5	Flooring	141.60	175.00	74963.29	10614802	74963	13118576
6	Joining(Door&	218.30	270.00	74963.29	16364486	74963	20348288
7	Painting	70.80	100.00	74963.29	5307401	74963	7496329
8	Water proofing	53.10	75.00	74963.29	3980551	74963	5622247
9	Lift	59.00	80.00	74963.29	4422834	74963	5997063
10	Plumbing	100.30	125.00	74963.29	7518818	74963	9370411
11	Electrical	212.40	260.00	74963.29	15922203	74963	19490455
12	Fire fighting	23.60	30.00	74963.29	1769134	74963	2248899
Total	2082.70	2600.00			156126044		174247980
					191409112		17161132
Estimated Amount							
Cost calculation of each Unit/ Tower							
WING B							
Sno	Work	Old Rate Before 31.6.2018 (Incl. of gst 18%)	New Rate From 1.7.2018 (Incl. of gst 18%)	Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Upto 30.6.2018	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	Excavation	29.50	30.00	84390.41	2489517	0	0
2	Structural	1003.00	1235.00	84390.41	84643581	46310	57193418
3	Masonry	88.50	110.00	84390.41	7468551	68142	7495500
4	Plaster	82.60	110.00	84390.41	6970648	84390	9282945
5	Flooring	141.60	175.00	84390.41	11949682	84390	14768322
6	Window	218.30	270.00	84390.41	18422427	84390	22785411
7	Painting	70.80	100.00	84390.41	5974841	84390	8439041
8	Water proofing	53.10	75.00	84390.41	4481131	84390	6329281
9	Lift	59.00	80.00	84390.41	4979034	84390	6751233
10	Plumbing	100.30	125.00	84390.41	8464358	84390	10548801
11	Electrical	212.40	260.00	84390.41	17924523	84390	21941507
12	Fire fighting	23.60	30.00	84390.41	1991614	84390	2531712
Total	2082.70	2600.00			175759907		168067170
					210188958		42121788
Estimated Amount							
Cost calculation of each Unit/ Tower							
WING C							
Sno	Work	Old Rate Before 31.6.2018 (Incl. of gst 18%)	New Rate From 1.7.2018 (Incl. of gst 18%)	Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Upto 30.6.2018	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)


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