

FORM-REG-2**1.7.2023 to 30.9.2023****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 30.09.2023 is calculated at **Rs. 351007437.00/-** (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. 1067516321.00/-** (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. 35.10 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)	351007437
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	25.68%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	1016088770.25
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Workdone in percentage(as Percentage of estimated Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	25.68%

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	0
6	Workdone in percentage(as Percentage of estimated Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	0.00%

	Estimated Amount of all Wing and Basement	1367096207
	Work Done Amount	351007437
	Internal and External Development Work and Common Amenities Amount	51427550
	Total Estimated Amount	1418523757
	Balance Amount	1067516321



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	Total Estimated Amount	1367096207
	Work Done Amount	351007437
	Internal and External Development Work and Common Amenities Amount	51427550
	Total Estimated Amount	1418523757
	Balance Amount	1067516321


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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 esitmated 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	Workdone in percentage(as Percentage of estimated 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 esitmated cost)	191409112
2	Cost incurred as on Date (based on actual cost incurred as per record)	65559079
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	34.25%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	125850033
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Workdone in percentage(as Percentage of estimated Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	34.25%


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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)	73627388
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	35.03%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	136561570
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	35.03%

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)	72123392
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	34.52%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	136815079
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	34.52%


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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 esitmated 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 esitmated 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%


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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 esitimated 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 esitimated 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%

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%


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Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	Basement		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	RAFT RCC	1121.00	1372.30	10407.00	12692.737	80504	83011839
2	COLUMNS	1440.00	1440.00	12183446	80504	8773086	43302.89
3	BASEMENT TOP SLAB	474.00	578.00	10407.00	49133784	80504	348971376
4	FLOORING	177.00	0.00	10407.00	18425189	104087	22580649
5	PAINTING	59.00	72.00	10407.00	6141723	104087	7494884
6	PLUMBING	59.00	72.00	10407.00	6141723	104087	7494884
7	ELECTRICAL	59.00	72.00	10407.00	6141723	104087	7494884
8	FIRE FIGHTING	59.00	72.00	10407.00	6141723	104087	7494884
9	TOTAL	2134.00	2600.00	22110208	179625085.45		74584634.79
Estimated Amount				259812590.34			

Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	WING A		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	74963.29	2211417	0	0
2	Structural	1903.00	1235.00	74963.29	73188380	80058	74137888
3	Masonry	88.50	110.00	74963.29	6843251	74963	8245962
4	Plaster	82.60	110.00	74963.29	6121086	74963	8245962
5	Flooring	141.60	175.00	74963.29	10614802	74963	13118576
6	Joinery(Door&Window)	218.30	270.00	74963.29	16384488	74963	32434088
7	Painting	70.80	80.00	74963.29	5327601	74963	7496329
8	Water proofing	53.10	75.00	74963.29	3805551	74963	5622147
9	Lift	190.30	125.00	74963.29	4421844	74963	4421844
10	Plumbing	190.30	125.00	74963.29	7515818	8774111	8774111
11	Electrical	212.40	260.00	74963.29	15921203	74963	18490453
12	Fire Fighting	212.40	260.00	74963.29	15921203	74963	18490453
13	Total	2082.70	2600.00		158622064		174527980
Estimated Amount				214091132			

Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	WING B		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	84390.41	2489517	0	0
2	Structural	1903.00	1235.00	84390.41	8464381	46310	17181418
3	Masonry	88.50	110.00	84390.41	7468551	68141	7468551
4	Plaster	82.60	110.00	84390.41	6970848	84390	8245962
5	Flooring	141.60	175.00	84390.41	11248682	84390	1248682
6	Joinery(Door&Window)	218.30	270.00	84390.41	18424247	84390	22781411
7	Painting	70.80	80.00	84390.41	5974941	84390	8439041
8	Water proofing	53.10	75.00	84390.41	4481131	84390	6326581
9	Lift	190.30	125.00	84390.41	4679304	84390	8751233
10	Plumbing	190.30	125.00	84390.41	8464158	84390	10548803
11	Electrical	212.40	260.00	84390.41	17043423	84390	21941507
12	Fire Fighting	212.40	260.00	84390.41	17043423	84390	21941507
13	Total	2082.70	2600.00		175759907		42111788
Estimated Amount				210489958			

Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	WING C		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	84390.41	2489517	0	0
2	Structural	1903.00	1235.00	84390.41	8464381	46310	17181418
3	Masonry	88.50	110.00	84390.41	7468551	68141	7468551
4	Plaster	82.60	110.00	84390.41	6970848	84390	8245962
5	Flooring	141.60	175.00	84390.41	11248682	84390	1248682
6	Joinery(Door&Window)	218.30	270.00	84390.41	18424247	84390	22781411
7	Painting	70.80	80.00	84390.41	5974941	84390	8439041
8	Water proofing	53.10	75.00	84390.41	4481131	84390	6326581
9	Lift	190.30	125.00	84390.41	4679304	84390	8751233
10	Plumbing	190.30	125.00	84390.41	8464158	84390	10548803
11	Electrical	212.40	260.00	84390.41	17043423	84390	21941507
12	Fire Fighting	212.40	260.00	84390.41	17043423	84390	21941507
13	Total	2082.70	2600.00		175759907		42111788
Estimated Amount				210489958			

Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	WING D		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	13779.43	406493	0	0
2	Structural	1903.00	1235.00	13779.43	1382078	498	1382078
3	Masonry	88.50	110.00	13779.43	1219480	13779	1513737
4	Plaster	82.60	110.00	13779.43	1138181	13779	1513737
5	Flooring	141.60	175.00	13779.43	1951387	13779	2411400
6	Joinery(Door&Window)	218.30	270.00	13779.43	3080950	13779	3730446
7	Painting	70.80	80.00	13779.43	975384	13779	1377943
8	Water proofing	53.10	75.00	13779.43	716880	13779	1031487
9	Lift	190.30	125.00	13779.43	812886	13779	1101354
10	Plumbing	190.30	125.00	13779.43	1182077	13779	1721429
11	Electrical	212.40	260.00	13779.43	2709793	13779	3484952
12	Fire Fighting	212.40	260.00	13779.43	2709793	13779	3484952
13	Total	2082.70	2600.00		28898819		3766724
Estimated Amount				32728528			

Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	WING E		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	19825.67	544857	0	0
2	Structural	1903.00	1235.00	19825.67	13865147	13254	2341396
3	Masonry	88.50	110.00	19825.67	1754572	19826	2180824
4	Plaster	82.60	110.00	19825.67	1637900	19826	2180824
5	Flooring	141.60	175.00	19825.67	2807315	19826	3460493
6	Joinery(Door&Window)	218.30	270.00	19825.67	4327444	19826	5352981
7	Painting	70.80	80.00	19825.67	1403857	19826	1982567
8	Water proofing	53.10	75.00	19825.67	1052130	19826	1488925
9	Lift	190.30	125.00	19825.67	1189735	19826	1588054
10	Plumbing	190.30	125.00	19825.67	1888515	19826	2476259
11	Electrical	212.40	260.00	19825.67	4210972	19826	535474
12	Fire Fighting	212.40	260.00	19825.67	4210972	19826	535474
13	Total	2082.70	2600.00		41390923		5861689
Estimated Amount				47302345			

Cost calculation of each Unit/ Tower							
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	WING F		Upto 30.6.2018	
				Estimated Amount (Old) Before 30.06.2018	New Estimated Amount From 1.7.2018	Area sqft	Amount (incl. of gt 18%)
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	6899.29	203529	0	0
2	Structural	1903.00	1235.00	6899.29	6919888	6899	8520623
3	Masonry	88.50	110.00	6899.29	610587	6899	759892
4	Plaster	82.60	110.00	6899.29	598981	6899	759892
5	Flooring	141.60	175.00	6899.29	978919	6899	1201776
6	Joinery(Door&Window)	218.30	270.00	6899.29	1506115	6899	1862808
7	Painting	70.80	80.00	6899.29	488470	6899	689929
8	Water proofing	53.10	75.00	6899.29	368152	6899	517447
9	Lift	190.30	125.00	6899.29	407058	6899	551943
10	Plumbing	190.30	125.00	6899.29	691999	6899	862411
11	Electrical	212.40	260.00	6899.29	1485499	6899	1794815
12	Fire Fighting	212.40	260.00	6899.29	1485499	6899	1794815
13	Total	2082.70	2600.00		143698151		17771179
Estimated Amount				17934706			

Cost calculation of each Unit/ Tower									
WING G									
Sno	Work	Old Rate Before 31.6.2018 (incl. of gt 18%)	New Rate From 1.7.2018 (incl. of gt 18%)	Estimated Amount (Old) Before 30.06.2018		New Estimated Amount From 1.7.2018		Upto 30.6.2018	
				Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)	Area sqft	Amount (incl. of gt 18%)
1	Excavation	29.50	30.00	155667.35	4392188	46700	1402007	108667.18	3214531.81
2	Structural	1903.00	1235.00	155667.35	156134002	155667	39224939	0	0.00
3	Masonry	88.50	110.00	155667.35	13776568	155667	17112414	0	0.00
4	Plaster	82.60	110.00	155667.35	12854327	155667	17112414	0	0.00
5	Flooring	141.60	175.00	155667.35	22642044	155667	27441796	0	0.00
6	Joinery(Door&Window)	218.30	270.00	155667.35	31082193	155667	40050198	0	0.00
7	Painting	70.80	100.00	155667.35	11021232	155667	15966790	0	0.00
8	Water proofing	53.10	75.00	155667.35	8265089	155667	16765075	0	0.00
9	Lift	59.00	80.00	155667.35	9184177	155667	12493392	0	0.00
10	Pumbing	220.30	275.00	155667.35	19812440	155667	24848423	0	0.00
11	Electrical	212.40	265.00	155667.35	13053756	155667	16473324	0	0.00
12	Fire Fighting	23.60	30.00	155667.35	3873751	155667	4670072	0	0.00
TOTAL				2082.70	2460700	3242.0634	40166623	50460776	82545932
Estimated Amount									
Total Amount					1137314673		1149611393		23747465
Grand Total Amount					13870906227		1497096227		24747465