

Er. Lalit Mohan Srivastava, PMP®

M Tech - Construction Management, C Eng (I), PE (I), MIE, M-IOV

Chartered Engineer, Registered Professional Engineer - Civil, Approved Valuer,
Project Management Professional

FORM-REG-2
01.04.2024 to 30.06.2024

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.

Following technical professionals were consulted by me for verification /for certification of the cost:

- M/s Shri Smt. Architect Avenue as L.S. / Architect
- M/s Shri Smt. Mahimtura Consultants Pvt. Ltd. as Structural Consultant
- M/s Shri Smt. Electro-Mech Consultants Pvt. Ltd. as MEP Consultant
- M/s Shri Smt. Ravi Sonkar as Site Supervisor

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.

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.

The estimated actual cost incurred till date 30.06.2024 is calculated at Rs. 419905272.00/- (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.

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. 998618486.00/- (Total of S.No. 4 in Tables A and B).

I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2024 date is Rs. 41.99 Crores approx. given in Tables A and B below :

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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)	104795275
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	41.27%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	149117255.45
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	41.27%

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)	86940454
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	45.42%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	104468658
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	45.42%



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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)	89999048
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	42.82%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	120189910
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	42.82%

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)	87876192
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)	121062279
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%



PLANNERS, DESIGNERS, ENGINEERS, VALUATION, DISPUTE RESOLUTION

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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	Workdone in percentage(as Percentage of estimated 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	Workdone in percentage(as Percentage of estimated 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 Workdone in percentage(as Percentage of estimated	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 Workdone in percentage(as Percentage of estimated	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	4.31%



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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)	419905272
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	30.72%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	947190935.25
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)	30.72%

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	419905272
	Internal and External Development Work and Common Amenities Amount	51427550
	Total Estimated Amount	1418523757
	Balance Amount	998618486

PLANNERS, DESIGNERS, ENGINEERS, VALUATION, DISPUTE RESOLUTION

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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%

Total Estimated Amount	1367096207
Work Done Amount	419905272
Internal and External Development Work and Common Amenities Amount	51427550
Total Estimated Amount	1418523757
Balance Amount	998618486



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CHARTERED ENGINEER
En. L.M. Srivastava
No. To
AM 17835
PE 70064
MM 1769

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Cost calculation of each Unit / Tower									
Sl. No.	Work	Old Rate before 1.1.2023 (Rs. per sq. ft.)		New Rate from 1.1.2023 (Rs. per sq. ft.)		New Estimated Amount from 1.1.2023		Up to 1.1.2023	
		Area sq. ft.	Amount (Rs. of sq. ft.)	Area sq. ft.	Amount (Rs. of sq. ft.)	Area sq. ft.	Amount (Rs. of sq. ft.)	Area sq. ft.	Amount (Rs. of sq. ft.)
1	Excavation	25.50	13779.45	0	0	0	0	0	0
2	Foundation	100.00	13779.45	0	0	0	0	0	0
3	Structure	150.00	13779.45	0	0	0	0	0	0
4	Roofing	50.00	13779.45	0	0	0	0	0	0
5	Plumbing	20.00	13779.45	0	0	0	0	0	0
6	Electricity	10.00	13779.45	0	0	0	0	0	0
7	Painting	5.00	13779.45	0	0	0	0	0	0
8	Water supply	15.00	13779.45	0	0	0	0	0	0
9	Sanitary	15.00	13779.45	0	0	0	0	0	0
10	Landscaping	10.00	13779.45	0	0	0	0	0	0
11	Other	5.00	13779.45	0	0	0	0	0	0
12	Grand Total	340.00	13779.45	0	0	0	0	0	0
Grand Total									
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