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
1.4.2025 to 30.6.2025

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.

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 30.06.2025 is calculated at **Rs. 484238234.00/-** (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. 934285523.00/-** (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 30.06.2025 date is **Rs. 48.42 Crores** approx. given in Tables A and B below :

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	**1367096207.15**
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	**484238234**
	incurred as per record)	
3	Value of work done in percentage (as per of the	**35.42%**
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	**882857972.70**
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	**0**
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	**35.42%**
	(Row2+ Row5)/ (Row1+ Row5)*100)	

Table B

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

	Estimated Amount of all Wing and Basement	**1367096207**
	Work Done Amount	**484238234**
	Internal and External Development Work and Common Amenities Amount	**51427550**
	Total Estimated Amount	**1418523757**
	Balance Amount	**934285523**

Er. L M Srivastava
APPROVED VALUER
2/7/25

Table A

	Basement	
Sno	Particulars	Amount
1	Total estimated cost of the building/wing /basement	253912530.24
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	121684699
	incurred as per record)	
3	Value of work done in percentage (as per of the	47.92%
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	132227831.45
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	0
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	47.92%
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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	191409112
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	101264470
	incurred as per record)	
3	Value of work done in percentage (as per of the	52.90%
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	90144642
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	0
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	52.90%
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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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	**210188958**
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	**106741526**
	incurred as per record)	
3	Value of work done in percentage (as per of the	**50.78%**
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	**103447432**
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	**0**
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	**50.78%**
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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	**208938471**
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	**104253236**
	incurred as per record)	
3	Value of work done in percentage (as per of the	**49.90%**
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	**104685235**
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	**0**
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	**49.90%**
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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

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	47302349
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	18891683
	incurred as per record)	
3	Value of work done in percentage (as per of the	39.94%
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	28410665
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	0
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	39.94%
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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

	Total Estimated Amount	**1367096207**
	Work Done Amount	**484238234**
	Internal and External Development Work and Common Amenities Amount	**51427550**
	Total Estimated Amount	**1418523757**
	Balance Amount	**934285523**

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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	**17934704**
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	**203529**
	incurred as per record)	
3	Value of work done in percentage (as per of the	**1.13%**
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	**17731175**
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	**0**
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	**1.13%**
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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	**404680756**
	as on date of building Permission from competent	
	Authority.(based on the original esitmated cost)	
2	Cost incurred as on Date (based on actual cost	**17432367**
	incurred as per record)	
3	Value of work done in percentage (as per of the	**4.31%**
	estimated cost)(Row 2/Row1)*100)	
4	Balanced cost to be incurred (Based on estimated	**387248390**
	cost)(1-2)	
5	Cost incurred on Additional / Extra items not included	**0**
	in estimated cost	
	Workdone in percentage(as Percentage of estimated	
6	Cost plus Additional/ Extra items	**4.31%**
	(Row2+ Row5)/ (Row1+ Row5)*100)	

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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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	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	43592.89	48867629.69	48867630	58570414	58570414	58570414	58570413.69	50664.89	58570413.69	72506.89	88537637.69	0	0.00	72506.89	88537637.69
2	COLUMN	118.00	145.00	104097.00	12283446	60504	8773096	43592.89	5143961.02	5143961	6169401	6169401	6169401	6169401.02	50664.89	6169401.02	66624.89	8483601.02	0	0.00	66624.89	8483601.02
3	BASEMENT TOP SLAB	472.00	578.00	104097.00	49133784	60504	34971376	43592.89	20575844.08	20575844	24663460	24663460	24663460	24663460.08	50664.89	24663460.08	50664.89	24663460.08	0	0.00	50664.89	24663460.08
4	FLOORING	177.00	217.00	104097.00	18425169	104097	22589049	0	0	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
5	PAINTING	59.00	72.00	104097.00	6141723	104097	7494984	0	0	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
6	PLUMBING	59.00	72.00	104097.00	6141723	104097	7494984	0	0	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
7	ELECTRICAL	59.00	72.00	104097.00	6141723	104097	7494984	0	0	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
8	FIRE FIGHTING	59.00	72.00	104097.00	6141723	104097	7494984	0	0	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
9	TOTAL	2124.00	2600.00		221102028		179325095.45		74587434.79	74587435	89403275	89403275	89403275	89403274.79		89403274.79		121684698.79		0.00		121684698.79
	Estimated Amount						253912530.24															

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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	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	74963	2211417.06	2211417	2211417	2211417	2211417	2211417.06	74963	2211417.06	74963.29	2211417.06	0	0.00	74963.29	2211417.06
2	Structural	1003.00	1235.00	74963.29	75188180	60058	74171988	14905	14949715.00	33567476	45979226	45979226	58391062	58391062.30	60130	70802812.30	74963.29	89121703.15	0	0.00	74963.29	89121703.15
3	Masonary	88.50	110.00	74963.29	6634251	74963	8245962	0	0.00	0	0	0	3298350	4956600.00	45060	4956600.00	50085.00	5509350.00	5025	552750.00	55110.00	6062100.00
4	Plaster	82.60	110.00	74963.29	6191968	74963	8245962	0	0.00	0	0	0	0	0.00	0	0.00	35175.00	3869250.00	0	0.00	35175.00	3869250.00
5	Flooring	141.60	175.00	74963.29	10614802	74963	13118576	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	74963.29	16364486	74963	20240088	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	74963.29	5307401	74963	7496329	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	74963.29	3980551	74963	5622247	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	74963.29	4422834	74963	5997063	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
10	Plumbing	100.30	125.00	74963.29	7518818	74963	9370411	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	74963.29	15922203	74963	19490455	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	74963.29	1769134	74963	2248899	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
	Total	2082.70	2600.00		156126044		174247980		17161132	35778893	48190643	48190643	63900829	65559079.36		77970829.36		100711720.21		552750		101264470.21
	Estimated Amount						191409112															

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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	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	84390.41	2489517.10	2489517	2489517	2489517	2489517	2489517.10	84390.41	2489517.10	84390.41	2489517.10	0	0.00	84390.41	2489517.10
2	Structural	1003.00	1235.00	84390.41	84643581	46310	57193418	38079.95	38194189.85	45142300	52090410	52090410	59038520	65986629.85	66209.95	72934739.85	84390.41	95387607.95	0	0.00	84390.41	95387607.95
3	Masonary	88.50	110.00	84390.41	7468551	68141	7495500	16249.5	1438080.75	1438081	2675801	2675801	3913521	4532380.75	50005.50	5151240.75	55631.50	5770100.75	0	0.00	55631.50	5770100.75
4	Plaster	82.60	110.00	84390.41	6970648	84390	9282945	0	0.00	0	0	0	0	0.00	0.00	0.00	28130.00	3094300.00	0	0.00	28130.00	3094300.00
5	Flooring	141.60	175.00	84390.41	11949682	84390	14768322	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	84390.41	18422427	84390	22785411	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	84390.41	5974841	84390	8439041	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	84390.41	4481131	84390	6329281	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	84390.41	4979034	84390	6751233	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
10	Plumbing	100.30	125.00	84390.41	8464358	84390	10548801	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	84390.41	17924523	84390	21941507	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	84390.41	1991614	84390	2531712	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
	Total	2082.70	2600.00		175759907		168067170		42121788	49069898	57255728	57255728	65441558	73008527.70		80575497.70		106741525.80		0		106741525.80
	Estimated Amount						210188958															

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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	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	84390.41	2489517.10	2489517	2489517	2489517	2489517	2489517.10	84390.41	2489517.10	84390.41	2489517.10	0	0.00	84390.41	2489517.10
2	Structural	1003.00	1235.00	84390.41	84643581	40920	50536645	43470.05	43600460.15	43600460	52443060	52443060	59391170	59391170.15	67508.05	73287390.15	84390.41	94137104.75	0	0.00	84390.41	94137104.75
3	Masonary	88.50	110.00	84390.41	7468551	68142	7495583	16248.75	1438014.38	1438014	1438014	1438014	2675734	2675734.38	38752.75	3913454.38	55630.75	5770034.38	0	0.00	55630.75	5770034.38
4	Plaster	82.60	110.00	84390.41	6970648	84390	9282945	0	0.00	0	0	0	0	0.00	0.00	0.00	11252.00	1237720.00	5626	618860.00	16878.00	1856580.00
5	Flooring	141.60	175.00	84390.41	11949682	84390	14768322	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	84390.41	18422427	84390	22785411	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	84390.41	5974841	84390	8439041	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	84390.41	4481131	84390	6329281	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	84390.41	4979034	84390	6751233	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
10	Plumbing	100.30	125.00	84390.41	8464358	84390	10548801	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	84390.41	17924523	84390	21941507	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	84390.41	1991614	84390	2531712	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
	Total	2082.70	2600.00		175759907		161410479		47527992	47527992	56370592	56370592	64556422	64556421.62		79690361.62		103634376.22		618860		104253236.22
	Estimated Amount						208938471															

Er. L.M. Srivastava
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CHARTERED ENGINEER ★ PROFESSIONAL ENGINEER

2/7/25

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Cost calculation of each Unit/ Tower

Cost calculation of each Unit/ Tower										Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower			
WING D										WING D	WING D	WING D	WING D	WING D	WING D				WING D			
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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	Excavation	29.50	30.00	13779.43	406493	0	0	13779.43	406493.19	406493	406493	406493	406493	406493.19	13779.43	406493.19	13779.43	406493.19	0	0.00	13779.43	406493.19
2	Structural	1003.00	1235.00	13779.43	13820768	459	567063	13320.27	13360230.81	13360231	13360231	13360231	13360231	13360230.81	13320.27	13360230.81	13320.27	13360230.81	0	0.00	13320.27	13360230.81
3	Masonary	88.50	110.00	13779.43	1219480	13779	1515737	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4	Plaster	82.60	110.00	13779.43	1138181	13779	1515737	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
5	Flooring	141.60	175.00	13779.43	1951167	13779	2411400	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	13779.43	3008050	13779	3720446	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	13779.43	975584	13779	1377943	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	13779.43	731688	13779	1033457	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	13779.43	812986	13779	1102354	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
10	Plumbing	100.30	125.00	13779.43	1382077	13779	1722429	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	13779.43	2926751	13779	3582652	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	13779.43	325195	13779	413383	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
	Total	2082.70	2600.00		28698419		18962602	27099.7	13766724	13766724	13766724	13766724	13766724	13766724.00		13766724.00		13766724.00		0		13766724.00
	Estimated Amount						32729326															

Cost calculation of each Unit/ Tower										Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower			
WING E										WING E	WING E	WING E	WING E	WING E	WING E				WING E			
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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	Excavation	29.50	30.00	19825.67	584857	0	0	19825.67	584857.27	584857	584857	584857	584857	584857.27	19825.67	584857.27	19825.67	584857.27	0	0.00	19825.67	584857.27
2	Structural	1003.00	1235.00	19825.67	19885147	1574	1943396	18252.07	18306826.21	18306826	18306826	18306826	18306826	18306826.21	18252.07	18306826.21	18252.07	18306826.21	0	0.00	18252.07	18306826.21
3	Masonary	88.50	110.00	19825.67	1754572	19826	2180824	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4	Plaster	82.60	110.00	19825.67	1637600	19826	2180824	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
5	Flooring	141.60	175.00	19825.67	2807315	19826	3469492	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	19825.67	4327944	19826	5352931	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	19825.67	1403657	19826	1982567	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	19825.67	1052743	19826	1486925	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	19825.67	1169715	19826	1586054	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
10	Plumbing	100.30	125.00	19825.67	1988515	19826	2478209	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	19825.67	4210972	19826	5154674	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	19825.67	467886	19826	594770	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
	Total	2082.70	2600.00		41290923		28410665		18891683	18891683	18891683	18891683	18891683	18891683.48		18891683.48		18891683.48		0		18891683.48
	Estimated Amount						47302349															

Cost calculation of each Unit/ Tower										Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower			
WING F										WING F	WING F	WING F	WING F	WING F	WING F				WING F			
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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	Excavation	29.50	30.00	6899.29	203529	0	0	6899.29	203529.06	203529	203529	203529	203529	203529.06	6899.29	203529.06	6899.29	203529.06	0	0.00	6899.29	203529.06
2	Structural	1003.00	1235.00	6899.29	6919988	6899	8520623	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3	Masonary	88.50	110.00	6899.29	610587	6899	758922	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4	Plaster	82.60	110.00	6899.29	569881	6899	758922	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
5	Flooring	141.60	175.00	6899.29	976939	6899	1207376	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	6899.29	1506115	6899	1862808	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	6899.29	488470	6899	689929	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	6899.29	366352	6899	517447	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	6899.29	407058	6899	551943	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
10	Plumbing	100.30	125.00	6899.29	691999	6899	862411	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	6899.29	1465409	6899	1793815	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	6899.29	162823	6899	206979	0	0.00	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
	Total	2082.70	2600.00		14369151		17731175		203529	203529	203529	203529	203529	203529.06		203529.06		203529.06		0		203529.06
	Estimated Amount						17934704															

Cost calculation of each Unit/ Tower										Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower	Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower			
WING G										WING G	WING G	WING G	WING G	WING G	WING G				WING G			
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		Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	Upto 31.3.2021	Upto 31.3.2022	Upto 31.3.2023	Upto 31.3.2024		Upto 31.3.2025		From 1.4.2025 Upto 30.6.2025		Upto 30.06.2025	
				Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)
1	Excavation	29.50	30.00	155667.4	4592188	46700	1401007	108967.18	3214531.81	4615537	4615537	4615537	4615537	4615536.91	155667.35	4615536.91	155667.35	4615536.91	0	0.00	155667.35	4615536.91
2	Structural	1003.00	1235.00	155667.4	156134402	155667	192249239	0	0.00	0	0	0	12816830	12816830.00	10378	12816830.00	10378.00	12816830.00	0	0.00	10378.00	12816830.00
3	Masonary	88.50	110.00	155667.4	13776565	155667	17123414	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
4	Plaster	82.60	110.00	155667.4	12858127	155667	17123414	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
5	Flooring	141.60	175.00	155667.4	22042504	155667	27241795	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
6	Joining(Door&Window)	218.30	270.00	155667.4	33982193	155667	42030198	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
7	Painting	70.80	100.00	155667.4	11021252	155667	15566740	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
8	Water proofing	53.10	75.00	155667.4	8265939	155667	11675055	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
9	Lift	59.00	80.00	155667.4	9184377	155667	12453392	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00

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PROFESSIONAL ENGINEER

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10	Plumbing	100.30	125.00	155667.4	15613440	155667	19458425	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
11	Electrical	212.40	260.00	155667.4	33063756	155667	40473524	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
12	Fire fighting	23.60	30.00	155667.4	3673751	155667	4670022	0	0.00	0	0	0	0	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00
	TOTAL	**2082.70**	**2600.00**		**324208494**		**401466225**		**3214532**	**4615537**	**4615537**	**4615537**	**17432367**	**17432366.91**		**17432366.91**		**17432366.91**		**0**		**17432366.91**
	Estimated Amount as per wing						**404680756**															
	Total Amount of Balance Work (As per new rates)				**1137314873**		**1149621393**		**217474814.50**	**244441690**	**288697710**	**288697710**	**333596387**	**342821607**		**377934267**		**483066624**		**1171610**		**484238234**
	Estimated Amount Without Internal and External Infra Work						**1367096207.145**		**217474814.50**	**244441690.45**	**288697710.45**	**288697710.45**	**333596386.90**	**342821606.90**		**377934266.90**		**483066624.45**				**484238234.45**

CHARTERED ENGINEER ★ PROFESSIONAL ENGINEER ★ APPROVED VALUER ★
Er. L.M. Srivastava
M.Tech, PMP
AM 1753900
PE 7006425
MIE 1769159
IOV A3107

2/7/25