

ENGINEER'S CERTIFICATE

(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 30.06.2020 is calculated at **Rs. 288697710.00/-** (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. 1129826047.00/-** (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 30.06.2020 date is **Rs. 28.87 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)	288697710
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	21.12%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	1078398496.70
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)	21.12%

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	0.00%

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	(Row2+ Row5)/ (Row1+ Row5)*100	

	Estimated Amount of all Wing and Basement	1367096207.15
	Work Done Amount	288697710
	Internal and External Development Work and Common Amenities Amount	51427550.32
	Total Estimated Amount	1418523757.47
	Balance Amount	1129826047.02


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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	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)	48190643
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	25.18%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	143218469
5	Cost incurred on Additional / Extra items not included in estimated cost	0
6	Cost plus Additional/ Extra items (Row2+ Row5)/ (Row1+ Row5)*100)	25.18%

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 esitmated cost)	210188958
2	Cost incurred as on Date (based on actual cost incurred as per record)	57255728
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	27.24%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	152933230
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)	27.24%

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 esitmated cost)	208938471
2	Cost incurred as on Date (based on actual cost incurred as per record)	56370592
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	26.98%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	152567879
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)	26.98%

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%

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	Workdone in percentage(as Percentage of estimated 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)	4615537
3	Value of work done in percentage (as per of the estimated cost)(Row 2/Row1)*100)	1.14%
4	Balanced cost to be incurred (Based on estimated cost)(1-2)	400065219.5
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)	1.14%

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

	Total Estimated Amount	1367096207.15
	Work Done Amount	288697710
	Internal and External Development Work and Common Amenities Amount	51427550.32
	Total Estimated Amount	1418523757.47
	Balance Amount	1129826047.02

[illegible]

10	Plumbing	125.00	74963	9370411	0	0.00	0	0	0	0.00	0.00	0	0
11	Electrical	260.00	74963	19490455	0	0.00	0	0	0	0.00	0.00	0	0
12	Fire fighting	30.00	74963	2248899	0	0.00	0	0	0	0.00	0.00	0	0
	Total	2600.00		174247980		17161132	35778893	48190643					48190643
Estimated Amount													
Cost calculation of each Unit/ Tower							Cost calculation of each Unit/ Tower						
WING B							WING B						
Sno	Work	New Rate From 1.7.2018 (Incl. of gst 18%)	New Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	WING B				
			Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)							
1	Excavation	30.00	0	0	84390.41	2489517.10	2489517	2489517					
2	Structural	1235.00	46310	57193418	38079.95	38194189.85	45142300	52090410					
3	Masonry	110.00	68141	7495500	16249.5	1438080.75	1438081	2675801					
4	Plaster	110.00	84390	9282945	0	0.00	0	0					
5	Flooring	175.00	84390	14768322	0	0.00	0	0					
6	Joining(Door&Window)	270.00	84390	22785411	0	0.00	0	0					
7	Painting	100.00	84390	8439041	0	0.00	0	0					
8	Water proofing	75.00	84390	6329281	0	0.00	0	0					
9	Lift	80.00	84390	6751233	0	0.00	0	0					
10	Plumbing	125.00	84390	10548801	0	0.00	0	0					
11	Electrical	260.00	84390	21941507	0	0.00	0	0					
12	Fire fighting	30.00	84390	2531712	0	0.00	0	0					
	Total	2600.00		168067170		42121788	49069898	57255728					
Estimated Amount													
Cost calculation of each Unit/ Tower							Cost calculation of each Unit/ Tower						
WING C							WING C						
Sno	Work	New Rate From 1.7.2018	New Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	WING C				
			Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)							

		(Incl. of gst 18%)											
1	Excavation	30.00	0	0	84390.41	2489517.10	2489517	2489517	0	0.00	0.00	84390.41	2489517
2	Structural	1235.00	40920	50536645	43470.05	43600460.15	43600460	52443060	0	0.00	0.00	50630.05	52443060
3	Masonry	110.00	68142	7495583	16248.75	1438014.38	1438014	1438014	0	0.00	0.00	16248.75	1438014
4	Plaster	110.00	84390	9282945	0	0.00	0	0	0	0.00	0.00	0	0
5	Flooring	175.00	84390	14768322	0	0.00	0	0	0	0.00	0.00	0	0
6	Joining(Door&Window)	270.00	84390	22785411	0	0.00	0	0	0	0.00	0.00	0	0
7	Painting	100.00	84390	8439041	0	0.00	0	0	0	0.00	0.00	0	0
8	Water proofing	75.00	84390	6329281	0	0.00	0	0	0	0.00	0.00	0	0
9	Lift	80.00	84390	6751233	0	0.00	0	0	0	0.00	0.00	0	0
10	Plumbing	125.00	84390	10548801	0	0.00	0	0	0	0.00	0.00	0	0
11	Electrical	260.00	84390	21941507	0	0.00	0	0	0	0.00	0.00	0	0
12	Fire fighting	30.00	84390	2531712	0	0.00	0	0	0	0.00	0.00	0	0
	Total	2600.00		161410479		47527992	47527992	56370592		0	0		56370592
Estimated Amount						208938471							
Cost calculation of each Unit/ Tower						Cost calculation of each Unit/ Tower							
WING D						WING D							
Sno	Work	New Rate From 1.7.2018 (Incl. of gst 18%)	New Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	From 1.4.2020 Upto 30.6.2020		Amount (Incl. of gst 18%)	Upto 30.6.2020	
			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	30.00	0	0	13779.43	406493.19	406493	406493	0	0.00	0.00	13779.43	406493
2	Structural	1235.00	459	567063	13320.27	13360230.81	13360231	13360231	0	0.00	0.00	13320.27	13360231
3	Masonry	110.00	13779	1515737	0	0.00	0	0	0	0.00	0.00	0	0
4	Plaster	110.00	13779	1515737	0	0.00	0	0	0	0.00	0.00	0	0
5	Flooring	175.00	13779	2411400	0	0.00	0	0	0	0.00	0.00	0	0
6	Joining(Door&Window)	270.00	13779	3720446	0	0.00	0	0	0	0.00	0.00	0	0
7	Painting	100.00	13779	1377943	0	0.00	0	0	0	0.00	0.00	0	0
8	Water proofing	75.00	13779	1033457	0	0.00	0	0	0	0.00	0.00	0	0
9	Lift	80.00	13779	1102354	0	0.00	0	0	0	0.00	0.00	0	0
10	Plumbing	125.00	13779	1722429	0	0.00	0	0	0	0.00	0.00	0	0

11	Electrical	260.00	13779	3582652	0	0.00	0	0	0	0.00	0.00	0	0
12	Fire fighting	30.00	13779	413383	0	0.00	0	0	0	0.00	0.00	0	0
	Total	2600.00		18962602	27099.7	13766724	13766724	13766724	13766724			13766724	
Estimated Amount													
Cost calculation of each Unit/ Tower							Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower				
WING E							WING E		WING E				
Sno	Work	New Rate From 1.7.2018 (Incl. of gst 18%)	New Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	From 1.4.2020 Upto 30.6.2020		Amount (Incl. of gst 18%)	Upto 30.6.2020	
			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	30.00	0	0	19825.67	584857.27	584857	584857	0	0.00	0.00	19825.67	584857
2	Structural	1235.00	1574	1943396	18252.07	18306826.21	18306826	18306826	0	0.00	0.00	18252.07	18306826
3	Masonry	110.00	19826	2180824	0	0.00	0	0	0	0.00	0.00	0	0
4	Plaster	110.00	19826	2180824	0	0.00	0	0	0	0.00	0.00	0	0
5	Flooring	175.00	19826	3469492	0	0.00	0	0	0	0.00	0.00	0	0
6	Joining(Door&Window)	270.00	19826	5352931	0	0.00	0	0	0	0.00	0.00	0	0
7	Painting	100.00	19826	1982567	0	0.00	0	0	0	0.00	0.00	0	0
8	Water proofing	75.00	19826	1486925	0	0.00	0	0	0	0.00	0.00	0	0
9	Lift	80.00	19826	1586054	0	0.00	0	0	0	0.00	0.00	0	0
10	Plumbing	125.00	19826	2478209	0	0.00	0	0	0	0.00	0.00	0	0
11	Electrical	260.00	19826	5154674	0	0.00	0	0	0	0.00	0.00	0	0
12	Fire fighting	30.00	19826	594770	0	0.00	0	0	0	0.00	0.00	0	0
	Total	2600.00		28410665		18891683	18891683	18891683		0	0		18891683
Estimated Amount													
Cost calculation of each Unit/ Tower							Cost calculation of each Unit/ Tower		Cost calculation of each Unit/ Tower				
WING F							WING F		WING F				
Sno	Work	New Rate From 1.7.2018 (Incl. of gst 18%)	New Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	From 1.4.2020 Upto 30.6.2020		Amount (Incl. of gst 18%)	Upto 30.6.2020	
			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%)
							Amount (Incl. of gst 18%)	Amount (Incl. of gst 18%)					

1	Excavation	30.00	0	0	6899.29	203529.06	203529	203529	0	0.00	0.00	6899.29	203529
2	Structural	1235.00	6899	8520623	0	0.00	0	0	0.00	0.00	0.00	0	0
3	Masonry	110.00	6899	758922	0	0.00	0	0	0.00	0.00	0.00	0	0
4	Plaster	110.00	6899	758922	0	0.00	0	0	0.00	0.00	0.00	0	0
5	Flooring	175.00	6899	1207376	0	0.00	0	0	0.00	0.00	0.00	0	0
6	Joining(Door&Window)	270.00	6899	1862808	0	0.00	0	0	0.00	0.00	0.00	0	0
7	Painting	100.00	6899	689929	0	0.00	0	0	0.00	0.00	0.00	0	0
8	Water proofing	75.00	6899	517447	0	0.00	0	0	0.00	0.00	0.00	0	0
9	Lift	80.00	6899	551943	0	0.00	0	0	0.00	0.00	0.00	0	0
10	Plumbing	125.00	6899	862411	0	0.00	0	0	0.00	0.00	0.00	0	0
11	Electrical	260.00	6899	1793815	0	0.00	0	0	0.00	0.00	0.00	0	0
12	Fire fighting	30.00	6899	206979	0	0.00	0	0	0.00	0.00	0.00	0	0
	Total	2600.00		17731175		203529	203529	203529		0	0		203529
Estimated Amount													
Cost calculation of each Unit/ Tower							Cost calculation of each Unit/ Tower						
WING G							WING G						
Sno	Work	New Rate From 1.7.2018 (Incl. of gst 18%)	New Estimated Amount From 1.7.2018		Upto 30.6.2018		Upto 31.3.2019	Upto 31.3.2020	From 1.4.2020 Upto 30.6.2020		Amount (Incl. of gst 18%)	Upto 30.6.2020	
			Area sqft	Amount (Incl. of gst 18%)	Area sqft	Amount (Incl. of gst 18%)							
1	Excavation	30.00	46700	1401007	108967.18	3214531.81	4615537	4615537	0	0.00	0.00	155667.35	4615537
2	Structural	1235.00	155667	192249239	0	0.00	0	0	0	0.00	0.00	0	0
3	Masonry	110.00	155667	17123414	0	0.00	0	0	0	0.00	0.00	0	0
4	Plaster	110.00	155667	17123414	0	0.00	0	0	0	0.00	0.00	0	0
5	Flooring	175.00	155667	27241795	0	0.00	0	0	0	0.00	0.00	0	0
6	Joining(Door&Window)	270.00	155667	42030198	0	0.00	0	0	0	0.00	0.00	0	0
7	Painting	100.00	155667	15566740	0	0.00	0	0	0	0.00	0.00	0	0
8	Water proofing	75.00	155667	11675055	0	0.00	0	0	0	0.00	0.00	0	0
9	Lift	80.00	155667	12453392	0	0.00	0	0	0	0.00	0.00	0	0
10	Plumbing	125.00	155667	19458425	0	0.00	0	0	0	0.00	0.00	0	0
11	Electrical	260.00	155667	40473524	0	0.00	0	0	0	0.00	0.00	0	0
12	Fire fighting	30.00	155667	4670022	0	0.00	0	0	0	0.00	0.00	0	0

	TOTAL	2600.00		401466225		3214532	4615537	4615537		0	0		4615537
Estimated Amount													
404680756													
	Total Amount			1149621393		217474814.50	244441690	288697710		0	0		288697710
	Grand Total Amount			1367096207.145		217474814.50	244441690.45	288697710.45					288697710.45