



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(Under M/o Housing and Urban Affairs, Govt. of India)

Head Office:
"B" wing 4th Floor, Janpath, New Delhi-110001
Phone No. 23717249-23789722

Site office:
Plot no 7, Sector- P 4, Builders Area,
Greater Noida, Uttar Pradesh
Contact No. 9871600733

FORM-B
DATE: 02.07.2026

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 Group Housing CGEWHO Phase II with Six numbers of Buildings/Blocks and Non Tower area of the Project situated on the Khasra No/ Plot no 7, Sector P-4, Builders Area, Greater Noida (U.P.) Demarcated by its boundaries (latitude and longitude of the end points) 4995.792, 5518.181 to the North 4857.829, 5298.391 to the South 5438.255, 5052.997 to the East 4814.493, 5398.987 to the West of village Surajpur Tehsil Gautam Budh Nagar, Competent/ Development authority Greater Noida Industrial Development Authority, District Gautam Budh Nagar, PIN 201308 admeasuring 28049.73 sqm./153780.544 sqm area being developed by Central Govt. Employees Welfare Housing Organisation (CGEWHO).

I/We Satish Kumar Jain have undertaken assignment as General Manger (Projects) for certifying Percentage of Completion Work of the Six Building(s)/Block(s)/Towers with non tower area of 2nd Phase of the Project, situated on the Khasra No/ Plot no. 7, Sector P-4, Builders Area, Greater Noida of village Surajpur Tehsil Gautam Budh Nagar, Competent/ Development authority Greater Noida Industrial Development Authority, District Gautam Budh Nagar, PIN 201308 admeasuring 28049.73 sqm./153780.544 sqm area being developed by Central Govt. Employees Welfare Housing Organisation.

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:

- Sh. Rahul Tyagi, M/s R. T. & ASSOCIATE as Architect
- Sh. Gyan Chand as Structural Consultant
- M/s R. T. & ASSOCIATE as MEP Consultant
- Sh. Mobin Haider as Site Supervisor
- Sh. Suresh Kumar as Site Supervisor

2 The project is in progress. 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 & 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.3333216527 (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 30.06.2026 is calculated at Rs 145,82,08,260.00 (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. 1875008267.00 (Total of S.No. 4 in Tables A and B).

6 It is certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2026 date is as given in Tables A and B below:

TABLE A

Building/Wing/Tower bearing Number six or called D09/07, D10/08, D11/09, D12/09, D01/11, D02/12

(To be prepared separately for each Building/ Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Unit	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs	2233473600
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	813092655
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	%	36.40%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	1420380945
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	36.40%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Unit	Amounts (Rs.)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs	1099742927
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs	645115604
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	%	58.66%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	454627323
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	2457844
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	58.75%

(Enclose separate sheet for the cost calculations)

Signature of PROJECT ENGINEER

Name: Mobin Haider

Address: C-135, 3rd Floor, Shahoon Bagh, Thokar No. 8, Jamia Nagar, New Delhi

Aadhar No.: 846354997284

PAN No.: ACPPH5822E

Signature of A.A.O.

Name: Lanka Jagannath

Address: Flat no. 404, Block 6A, Prajey city Apartments, Miyapur, Hyderabad

Aadhar No.: 546017835671

PAN No.: AFYPL6491F

Signature of PROJECT ENGINEER

Name: Suresh Kumar

Address: 15/136, Vasundhara, Ghaziabad, UP

Adhar No. 294233823056

PAN: AJTPK3451B

Signature of GENERAL MANAGER (PROJECTS)

Name: Satish Kumar Jain

Address: B 46, CEL Apartment, Vasundhara Enclave, Delhi

Aadhar No.: 507114068640

PAN No.: AENPJ4120R

Annexure A
List of Extra / Additional Items executed with Cost

S.No.	Particulars	Unit	Amounts (Rs.)
		Rs	100000000
1	Anticipated cost of deviation/ extra items	Rs	2457844
2	Extra items approved	Rs	2457844
3	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)		

Signature of PROJECT ENGINEER

Name: Mobin Haider
Address: C-135, 3rd Floor, Shaheen Bagh, Thokar No. 8, Jamia Nagar, New Delhi
Aadhar No.: 846354997284
PAN No.: ACPPH5822E

Signature of A.A.O.

Name : Lanka Jagannath
Address : Flat no. 404, Block 6A, Prajay city Apartments, Miyapur, Hyderabad
Aadhar No. : 546017835671
PAN No.: AFYPL6491F

Signature of PROJECT ENGINEER

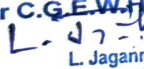
Name: Suresh Kumar
Address: 15/136, Vasundhara, Ghaziabad, UP
Adhar No. 294233823056
PAN: AJTPK3451B

Signature of GENERAL MANAGER (PROJECTS)

Name : Satish Kumar Jain
Address : B 46, CEL Apartment, Vasundhara Enclave, Delhi
Aadhar No. : 507114068640
PAN No. : AENPJ4120R

DETAIL SUMMARY SHEET FOR RERA, PHASE -II, M/S KANWARJI CONSTRUCTION CO.

S.NO.	ITEM	BLOCKS						NON TOWER	EXTERNAL DEVELOPMENT	
		D-07	D-08	D-09	D-10	D-11	D-12			
1	L.S. TOWER FOUNDATION	60000000.00	60000000.00	60000000.00	60000000.00	60000000.00	60000000.00			
1.1	L.S. EXTENDED BASEMENT							183000000.00		
2	L.S. TYPE D BLOCKS....									
	CIVIL									
	PLUMBING WORKS									
	ELECTRICAL & FIRE FIGHTING									
	FIRE FIGHTING & FIRE ALARM									
	Total	342500000.00	342500000.00	342500000.00	342500000.00	342500000.00	342500000.00			
3	L.S. EXTENDED BASEMENT									
	CIVIL									
	PLUMBING WORKS									
	ELECTRICAL & FIRE FIGHTING									
	FIRE FIGHTING & FIRE ALARM									
	Total							199000000.00		
4	U.G. Water Tank & Pump Room								39000000.00	
5	Road Work								27500000.00	
6	External Fire fighting works								3700000.00	
7	External Water Supply Works								1800000.00	
8	External Drainage works								3600000.00	
9	Digital Addressable Lighting Interference (DALI) System								9000000.00	
10	L.T. Panel Room								6500000.00	
11	Tube Well								800000.00	
12	Landscaping & Horticulture works								17300000.00	
13	Rain water Harvesting-1								800000.00	
	Rain water Harvesting-2								800000.00	
	Rain water Harvesting-3								800000.00	
	Rain water Harvesting-4								800000.00	
14	Mechanical Ventilation Work								27500000.00	
15	Rain Water Harvesting overflow Storage Tank								17300000.00	
16	Ramp for Basement of Ancillary Buildings								28800000.00	
17	9.0 Mtrs Barricading work								30000000.00	
18	3.0 Mtr. High Barricading work								5600000.00	
19	Boom Barriers								8400000.00	
20	Vertical Cut-outs								900000.00	
21	Sewerage Treatment Plant (STP)								26800000.00	
22	Defect Liability Period (DLP)								12000000.00	
	TOTAL	402500000.00	402500000.00	402500000.00	402500000.00	402500000.00	402500000.00	382000000.00	269700000.00	3066700000.00
	DISCOUNT 7.86%	31636500.00	31636500.00	31636500.00	31636500.00	31636500.00	31636500.00	30025200.00	21198420.00	
	TOTAL AMOUNT	370863500.00	370863500.00	370863500.00	370863500.00	370863500.00	370863500.00	351974800.00	248501580.00	2825657380.00
	STRUCTURE WORK							600476380.00		2825657380.00

For C.G.E.W.H.O.

 L. Jagannath
 Accts Cum Admn Officer
 Greater Noida

For C.G.E.W.H.O.

 Mobin Hameed
 Project Engineer
 Greater Noida

For C.G.E.W.H.O.

 Suresh Kumar
 Project Engineer
 Greater Noida

For C.G.E.W.H.O.

 Satish Kumar Jain
 General Manager (Projects)

Work done during Apr to Jun 2026

S.NO.	ITEM	BLOCKS						NON TOWER	EXTERNAL DEVELOPMENT	
		D-07	D-08	D-09	D-10	D-11	D-12			
1	L.S. TOWER FOUNDATION	54000.00	24000.00	24000.00	24000.00	24000.00	24000.00	1720200.00		
1.1	L.S. EXTENDED BASEMENT									
2	L.S. TYPE D BLOCKS....									
	CIVIL									
	PLUMBING WORKS									
	ELECTRICAL & FIRE FIGHTING									
	FIRE FIGHTING & FIRE ALARM									
	Total	6815750.00	34712375.00	26766375.00	31321625.00	44953125.00	31169212.00			
3	L.S. EXTENDED BASEMENT									
	CIVIL									
	PLUMBING WORKS									
	ELECTRICAL & FIRE FIGHTING									
	FIRE FIGHTING & FIRE ALARM							2288500.00	0.00	
	Total									
4	U.G. Water Tank & Pump Room								0.00	
5	Road Work								0.00	
6	External Fire fighting works								0.00	
7	External Water Supply Works								0.00	
8	External Drainage works								0.00	
9	Digital Addressable Lighting Interference (DALI) System								0.00	
10	L.T. Panel Room								0.00	
11	Tube Well								0.00	
12	Landscapping & Horticulture works								0.00	
13	Rain water Harvesting-1								0.00	
	Rain water Harvesting-2								0.00	
	Rain water Harvesting-3								0.00	
	Rain water Harvesting-4								0.00	
14	Mechanical Ventilation Work								1349400.00	
15	Rain Water Harvesting overflow Storage Tank								432000.00	
16	Ramp for Basement of Ancillary Buildings								0.00	
17	9.0 Mtrs Barricading work								0.00	
18	3.0 Mtr High Barricading work								0.00	
19	Boom Barriers								0.00	
20	Vertical Cut-outs								0.00	
21	Sewerage Treatment Plant (STP)								0.00	
22	Defect Liability Period (DLP)	6869750.00	34736375.00	26790375.00	31345625.00	44977125.00	31193212.00	4008700.00	1781400.00	181702562
	TOTAL	539962.35	2730279.08	2105723.48	2463766.13	3535202.03	2451786.46	315083.82	140018.04	14281821
	DISCOUNT 7.86%	6329787.65	32006095.93	24584651.53	28881858.88	41441922.98	28741425.54	3693616.18	1641381.96	167420741
	TOTAL AMOUNT							5334998		
	TOTAL			162085742				5334998		

All amount in Rs.

Work done till previous Qtr.

Gross work done till date

GROSS TOTAL

162085742
162085742
651006913
813092655

5334998
5334998
639780606
645115604
1458208260

For C.G.E.W.H.O.

L. Jagannath
Deputy Cum Admn Officer
Greater Noida

For C.G.E.W.H.O.

Mobin Haider
Project Engineer
Greater Noida

For C.G.E.W.H.O.

Suresh Kumar
Project Engineer
Greater Noida

For C.G.E.W.H.O.

Satish Kumar Jain
General Manager (Projects)
Greater Noida

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

9th Floor, "B" Wing, Janpath Bhawan, Janpath, New Delhi-110001.

Name of work :

Construction of Residential complex for CGEWHO Housing Scheme
Phase- II, Plot No. 7, Sector P-4, Builder's Area, Greater Noida

Name Of Architect

: RT & Associates

: Upto 30.06.2026

Name of Contractor

: Kanwarji Construction Company

: 01.04.2026 to 30.06.2026

Date of Commencement

: 29 January 2024

All amount in Indian Rs.

Date of Completion

: 28 January 2027

SUMMARY OF COST SCHEDULE C

S.No.	Description of work	SUB TOTAL	Amount Claimed upto previous Qtr.	VWD till 30.06.26	VWD in last Qtr. (5-45)
1	2	3	4	5	6
1	Lump sum price worked out by contractor for Type D Blocks for foundations as per Attached tender drawings and specifications for				
	Block D-07 (basement + S+14) foundation	60000000.00	59340000	59394000.00	54000.00
	Block D-08 (basement + S+14) foundation	60000000.00	59820000	59844000.00	24000.00
	Block D-09 (basement + S+14) foundation	60000000.00	59820000	59844000.00	24000.00
	Block D-10 (basement + S+14) foundation	60000000.00	59820000	59844000.00	24000.00
	Block D-11 (basement + S+14) foundation	60000000.00	59820000	59844000.00	24000.00
	Block D-12 (basement + S+14) foundation	60000000.00	59820000	59844000.00	24000.00
	TOTAL TYPE D(BLOCKS D07,D08,D09,D10,D11,D12)	183000000.00	130186200.00	131906400.00	1720200.00
1.1	Lump sum price worked out for Extended Basement for foundation as per tender drawings and specifications				
2	Lumpsum price worked out for type D BLOCKS as per attached tender drawing and specification for				
	CIVIL WORK, PLUMBING, ELECTRICAL & FIRE FIGHTING, FIRE FIGHTING & FIRE ALARM WORKS				
	Block D-07 (basement + S+14) above foundation	342500000.00	3253750	10069500.00	6815750.00
	Block D-08 (basement + S+14) above foundation	342500000.00	11490875	46203250.00	34712375.00
	Block D-09 (basement + S+14) above foundation	342500000.00	36493375	63259750.00	26766375.00
	Block D-10 (basement + S+14) above foundation	342500000.00	106226375	137548000.00	31321625.00
	Block D-11 (basement + S+14) above foundation	342500000.00	56255625	101208750.00	44953125.00
	Block D-12 (basement + S+14) above foundation	342500000.00	126415038	157584250.00	31169212.00
	TOTAL TYPE D(BLOCKS D07,D08,D09,D10,D11,D12)				
3	Lump sum price worked out by contractor for Extended basement as attached tender drawings and specification				
	CIVIL WORK				
	PLUMBING WORKS				
	ELECTRICAL & FIRE FIGHTING WORKS				
	FIRE FIGHTING & FIRE ALARM WORK				
	sub total	199000000.00	17054300.00	19342800.00	2288500.00
4	U.G. WATER TANK & PUMP ROOM	39000000.00		0.00	0.00
5	Road work	27500000.00		0.00	0.00
6	External fire fighting works	3700000.00		0.00	0.00
7	External water supply works	1800000.00		0.00	0.00
8	External drainage work	3600000.00		0.00	0.00
9	DIGITAL ADDRESSABLE LIGHTING INTERFERENCE (DALI) SYSTEM	9000000.00		0.00	0.00
10	L T PANEL ROOM	6500000.00		0.00	0.00
11	TUBE WELL	800000.00		0.00	0.00
12	Landscaping & horticulture work	17300000.00		0.00	0.00
13	Rain water harvesting-1	800000.00		0.00	0.00
	Rain water harvesting-2	800000.00		0.00	0.00
	Rain water harvesting-3	800000.00		0.00	0.00
	Rain water harvesting-4	800000.00		0.00	0.00
	SUB TOTAL	27500000.00		0.00	0.00
14	MECHANICAL VENTILATION WORK	17300000.00	3736800.00	5086200.00	1349400.00
15	RAIN WATER HARVESTING OVERFLOW STORAGE TANK	28800000.00	21441600.00	21873600.00	432000.00
16	RAMP FOR BASEMENT OF ANCILLARY BUILDINGS	30000000.00	23511000.00	23511000.00	0.00
17	9 MTRS BARRICADING WORK	5600000.00	4582480.00	4582480.00	0.00
18	3 MTRS BARRICADING WORK	8400000.00	0.00	0.00	0.00
19	BOOM BARRIERS	900000.00	0.00	0.00	0.00
20	VERTICAL CUT-OUTS IN RCC WALL	26800000.00	2680000.00	2680000.00	0.00
21	SEWAGE TREATMENT PLANT(STP)	12000000.00	0.00	0.00	0.00
22	DEFACT LIABILITY PERIOD (DLP)	3066700000.00	901767418.00	1083469980	181702562
	Total c/o to Summary	7.86%	241042620.00	70878919.02	85160740.43
	Rebate		2825657380.00	830888498.48	998309239.57
	Total after rebate				167420740.63

For C.G.E.W.H.O.
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Accts Cum Admn Officer
Greater Noida

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For C.G.E.W.H.O.
Satish Kumar Jain
General Manager (Projects)
Greater Noida