

M/S KANWARJI CONSTRUCTION CO.	
Reg.Address:2nd Floor,House No:144,Block-G, Govindpuram,Ghaziabad,(U.P.) -201013	Reg.Address:2nd Floor,House No:144,Block-G, Govindpuram,Ghaziabad,(U.P.) -201013
GSTIN Number:09AQAPD6867C1ZY	HSN CODE 995411
annexure 1 to tax Invoice	DATED 1 July 2025
Details of Receiver (Billed to)	Details of Consignee (Shipped to)
Name: CENTRAL GOVERNMENT EMPLOYEES WELFARE	Name: CENTRAL GOVERNMENT EMPLOYEES
Address: Plot no 7,Sector P-4,BUILDER'S Area,Greater	Address: Plot no-7,Sector P-4,BUILDER'S
State:Uttar Pradesh	State:Uttar Pradesh
GSTIN Number:09AQAPD6867C1ZY	GSTIN Number:09AAATC1861B3Z4
Bill No:KCC/11	

BILL TO:- 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

Status Date :- 30.06.2025

Date Of Submission:- 01.07.2025

Date of Commencement: 29 January 2024

Date of Completion: 28 January 2027

Contract value : Rs.2825657380/-

ABSTRACT						R.A. BILL:-11
PARTICULARS	TENDER AMOUNT	PREVIOUS BILL	THIS BILL	VWD	AMOUNT	
(A) Value of work done upto RA Bill i/c GST & Labour Cess	3066700000.00	515420310	23247400	538667710		
(less) Rebate offered .0786	241042620.00	40512036	1827246	42339282		
	2825657380.00	474908274	21420154	496328428	21420154	(A)
		PREVIOUS BILL	THIS BILL	UPTO THIS BILL		
Gross value of work done w/o GST	2394624898	402464639	18152673	420617312		
GST @ 9%	215516241	36221817	1633741	37855558		
SGST@9%	215516241	36221817	1633741	37855558		
Total	2825657380	474908274	21420154	496328428		
(less) Value of Work done upto previous RAB				474908274		(A')
				21420154		
		PREVIOUS BILL	THIS BILL	UPTO THIS BILL		
income tax on gst						
SGST @1%		4024646	181527	4206173		
CGST@1%		4024646	181527	4206173		
TOTAL		8049293	363053	8412346		
ALREAD PAID AS PER LAST BILL		8049293	363053	8412346		
balance tax to be deposited as per this bill				0	363053	(B)
Secured Advance						
Outstanding as per last RABill				0		
(Add) Secured Adv Paid in this Bill				0		
Total upto this RAB				0		
(Less) Sec Adv Paid in Previous				0		
Balance Secured Advance				0	0	(C)
(Less) Rec of Mob Advance						
Total Mob. Advance Paid				0		
Mob Adv already recovered since prev				0		
Mobilization Adv o/s				0		
Mob. Adv to be recovered in this bill				0		
Total Recovered				0		
To be recovered in this RAB				0	0	
Mob Adv balance after deduction of this bill				0		

For C.G.E.W.H.O.
Manoj Jaiswal
Accts 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.
Raj Kumar Bhatia
General Manager (Projects)
Greater Noida
01/07/2025

ABSTRACT

Date Of Submission:- 01.07.2025

Status Date :- 30.06.2025

R.A. BILL:-11

(Less) Income Tax					
Total Amount qualifying for TDS					
a) Total Value of Work Done upto this RAR					
b) O/s Mob Advance	402464639		420617312		
c) O/s Secured Advance	0		0		
Total VWD for ded of tax	0		0		
Income Tax @ 2% to be deducted	402464639	18152673	420617312		
Already recovered upto Prev bill	8049293	363053	8412346		
Net Income Tax to be recovered in this RA Bill	8049293	0	8049293		
			363053	363053	(D)
(Less) Retention Money					
Retention Money @ 5% on VWD upto this bill (on A)	23745414	1071008	24816421		
Retention Money recovered upto Prev RAR	23745414	0	23745414		
Balance amt to be recovered in this bill			1071007	1071007	(E)
(Less) Labour Cess					
Labour Cess @ 1% on (A)					
Gross to be recovered	4749083	214202	4963284		
(Less) Already recovered	4749083	0	4749083		
Net to be recovered in this RA Bill		214202	214202	214202	(G)
(Less) Security Deposit towards ATT and WP					
Security Dep @ 0.2% ON (A)	949817	42840	992657		
(less) Already Recovered	949817	0	949817		
Net to be recovered in this RA Bill	0	42840	42840	42840	(H)
(Less) Interest On Mobilization Advance					
Gross Interest to be recovered			0		
(Less) Already Recovered			0		
Net to be recovered in this RA Bill			0	0	
Net Payable Amount (A'-B-C-D-E-F-G-H)				19365998	

For M/s KANWERJI CONSTRUCTION CO.

Verified By:

Sign of RT & associates

Verified by

Central Govt. Employees Welfare Housing Organisation

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

 Accts Cum Admn Officer
Greater Noida

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

 Mobin Halder
Project Engineer
Greater Noida

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

 Suresh Kumar
Project Engineer
Greater Noida

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

 Raj Kumar Bhatia
General Manager (Projects)
Greater Noida

01/07/2025

KANWARJI CONSTRUCTION CO., 2nd Floor, House No:144, Block-G, Govindpuram, Ghaziabad, (U.P.) -201013
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**

Status Date :- 30.06.2025
 Date Of Submission:- 01.07.2025
 R.A. BILL:-11

ement: 29 January 2024

Date of Completion: 28 January 2027

SUMMARY OF COST FOR PHASE-II, SCHEDULE "C" (WITHOUT REBATE)

Bill No:KCC/11

SUMMARY OF COST SCHEDULE C

S.No.	Description of work	Construction cost as per Sch C (WITHOUT REBATE)	SUB TOTAL	PERCENTAGE AS PER PREVIOUS BILL	% current bill	% cumulative	Previous bill amount	current bill amount	cummulative amount
1	Lump sum price worked out by contractor for Type D Blocks for foundations as per Attached tender drawings and specifications for								
	Type-D (Block D07) basement + S+14 foundation	60000000.00	60000000	56.5	0	56.5	33900000	0	33900000
	Type-D (Block D08) basement + S+14 foundation	60000000.00	60000000	59.76	6.57	66.33	35856000	3942000	39798000
	Type-D (Block D09) basement + S+14 foundation	60000000.00	60000000	97.17	1.53	98.7	58302000	918000	59220000
	Type-D (Block D10) basement + S+14 foundation	60000000.00	60000000	99.7	0	99.7	59820000	0	59820000
	Type-D (Block D11) basement + S+14 foundation	60000000.00	60000000	99.7	0	99.7	59820000	0	59820000
	Type-D (Block D12) basement + S+14 foundation	60000000.00	60000000	99.7	0	99.7	59820000	0	59820000
	TOTAL TYPE D(BLOCKS D07,D08,D09,D10,D11,D12)	360000000.00							
1.1	Lump sum price worked out for Extended Basement for foundation as per tender drawings and specifications	183000000.00	183000000	66.66	0.06	66.72	121987800	109800	122097600
2	Lumpsum price worked out for type D BLOCKS as per attached tender drawing and specification for				0		0	0	
	CIVIL WORK, PLUMBING, ELECTRICAL & FIRE FIGHTING, FIRE FIGHTING & FIRE ALARM WORKS				0		0	0	
	Type-D (Block D07) basement + S+14 above foundation	342500000.00	342500000		0		0	0	
	Type-D (Block D08) basement + S+14 above foundation	342500000.00	342500000		0		0	0	
	Type-D (Block D09) basement + S+14 above foundation	342500000.00	342500000	0.79	0.23	1.02	2705750	787750	3493500
	Type-D (Block D10) basement + S+14 above foundation	342500000.00	342500000	2.14	0.52	2.66	7329500	1781000	9110500
	Type-D (Block D11) basement + S+14 above foundation	342500000.00	342500000	1.29	0	1.29	4418250	0	4418250
	Type-D (Block D12) basement + S+14 above foundation	342500000.00	342500000	4.75	2.71	7.46	16268750	9281750	25550500
	TOTAL TYPE D(BLOCKS D07,D08,D09,D10,D11,D12)						0	0	
3	Lump sum price worked out by contractor for Extended basement as attached tender, drawings and specification						0	0	
	CIVIL WORK						0	0	
	PLUMBING WORKS						0	0	
	ELECTRICAL & FIRE FIGHTING WORKS						0	0	
	FIRE FIGHTING & FIRE ALARM WORK						0	0	
	sub total	199000000.00	199000000.00	4.19	0.95	5.14	8338100	1890500	10228600
4	U.G. WATER TANK & PUMP ROOM	39000000.00	39000000.00		0		0	0	
5	Road work	27500000.00	27500000.00		0		0	0	
6	External fire fighting works	3700000.00	3700000.00		0		0	0	
7	External water supply works	1800000.00	1800000.00		0		0	0	
8	External drainage work	3600000.00	3600000.00		0		0	0	
9	DIGITAL ADDRESSABLE LIGHTING INTERFERENCE (DALI) SYSTEM	1500000.00	9000000.00		0		0	0	
10	LT PANEL ROOM	6500000.00	6500000.00		0		0	0	
11	TUBE WELL	800000.00	800000.00		0		0	0	
12	Landscapping & horticulture work	17300000.00	17300000.00		0		0	0	
13	Rain water harvesting-1	800000.00	800000.00		0		0	0	
	Rain water harvesting-2	800000.00	800000.00		0		0	0	
	Rain water harvesting-3	800000.00	800000.00		0		0	0	
	Rain water harvesting-4	800000.00	800000.00		0		0	0	
	SUB TOTAL						0	0	
14	MECHANICAL VENTILATION WORK	27500000.00	27500000.00		0		0	0	
15	RAIN WATER HARVESTING OVERFLOW STORAGE TANK	17300000.00	17300000.00	7.00	3	10.00	1211000	519000	1730000
16	RAMP FOR BASEMENT OF ANCILLARY BUILDINGS	28800000.00	28800000.00	52.50	13.95	66.45	15120000	4017600	19137600
17	9 MTRS BARRICADING WORK	30000000.00	30000000.00	78.37	0	78.37	23511000	0	23511000
18	3 MTRS BARRICADING WORK	5600000.00	5600000.00	77.36	0	77.36	4332160	0	4332160
19	BOOM BARRIERS	525000.00	8400000.00				0	0	
20	VERTICAL CUT-OUTS IN R.C.C. WALL	100000.00	900000.00				0	0	
21	SEWAGE TREATMENT PLANT (STP)	26800000.00	26800000.00	10.00	0	10.00	2680000	0	2680000
22	DEFACT LIABILITY PERIOD (DLP)	4000000.00	12000000.00						
	Total c/o to Summary		306670000.00				515420310.00	23247400.00	538667710

For M/s KANWARJI CONSTRUCTION CO.

Verified By:

Verified by
 Central Govt. Employees Welfare Housing Org

Sign of RT & associates

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

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

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

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

Accts Cum Admn Office
 Greater Noida

Mobin Halder
 Project Engineer
 Greater Noida

Suresh Kumar
 Project Engineer
 Greater Noida

Raj Kumar Bhatia
 General Manager (Projects)
 Greater Noida

01/07/2025



Head Office

"B" wing, 9th Floor, Janpath
Phone No 23717249, 2373722

केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(Under M/o Housing and Urban Affairs, Govt. of India)

Site office

Plot no 7 &, sector-P 4, Builders
Mobile no 7042280555

DATE 01.07.2025

FORM-R

PHASE-II, M/S KANWARJI CONSTRUCTION CO.
ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work of Group housing CGEWHO Ph II with six No. of Building(s)/ 6 Block(s) of the IInd Phase of the Project situated on the Khasra No/ Plot no 7 Builders Area sec P4 Greater Noida 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 Buddh Nagar Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Buddh Nagar PIN 201308 admeasuring 28049.73 sq.mts./153780.544 sq. mts area being developed by Central Government Employees Welfare Housing Organisation.

I/We Raj Kumar Bhatia have undertaken assignment as General Manager (Projects) for certifying Percentage of Completion Work of the Six Building(s)/Block/ Tower with non tower area(s) of Second Phase of the Project, situated on the Khasra No/ Plot no 7 Builders Area Sec P4 Greater Noida of village Surajpur tehsil Gautam Buddh Nagar competent/ development authority Greater Noida Industrial Development Authority District Gautam Buddh Nagar PIN 201308 admeasuring 28049.73sq.mts. /153780.544 sq. mtrs area being developed by Central Government 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:

- M/s/Shri/Smt Rahul Tyagi from RT and Associates Pvt. Ltd.as Architect
- M/s/Shri/Smt Gyan Chand as Structural Consultant
- M/s/Shri/Smt RT and Associates Pvt. Ltd. as MEP Consultant
- M/s/Shri/Smt Mobin Haider as Site Supervisor

2. The project is not started yet. 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. 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 30.06.2025 is calculated at Rs 948887575/- (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. 2384328952/- (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 30.6.2025 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, D12/10, 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
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	327051621
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	%	14.70
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	1906421979
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)	%	14.70

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
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 (based on the actual cost incurred as per records)	Rs	621835954
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	56.54
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs	477906973
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)	%	56.54

Signature of PROJECT ENGINEER
Name: SURESH KUMAR
Address: 15/136, VASUNDHARA, GHAZIABAD. (U.P.)

Name: MOBIN HAIDER
Address: C-135, 3RD FLOOR, SHAHEEN BAGH THOKAR NO 8, JAMIA NAGAR, NEW DELHI.
Aadhar No.: 846354997284

Aadhar No.: 294233823056
PAN No.: ATPK3451B

PAN No.: ACPPH5822E

Signature of
Name: MANOJ JAISWAL

Signature of GENERAL MANAGER (PROJECTS)
Name: RAJ KUMAR BHATIA

Address: ZP 71 Maurya enclave, Pritampur, Delhi-110034

Address: R-250 SECTOR-21, NOIDA, (U.P.) -201301

Aadhar No. 397496236133
PAN No.: ACYPJ5974A

Aadhar No. 1587543609108
PAN No.: AHRPB8609E

Annexure A
List of Extra / Additional Items executed with Cost

Not Applicable as work not started yet

S.No.	Unit	Amounts
1	Rs	100000000
2	Rs	
3	Rs	0

Signature of PROJECT ENGINEER

Name: SURESH KUMAR

Address: 15/136, VASUNDHARA, GHAZIABAD. (U.P.)

Aadhar No.: 294233823056

PAN NO: AJTPK3451B

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: MANOJ JAISWAL

Address: ZP 71 Maurya enclave, Pritampura, Delhi-110034

Aadhar No. 397496236133

PAN No.: ACYPJ5974A

Signature of GENERAL MANAGER (PROJECTS)

Name: RAJ KUMAR BHATIA

Address: R-250 SECTOR-21, NOIDA (U.P.) -201301

Aadhar No. : 587543609108

PAN No. : ABRPB8609E