



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, 9th Floor, Janpath
Phone No 23717249, 2373722

Site office

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

DATE 01.04.2025

FORM-R

PHASE-II, M/S KANWARJI CONSTRUCTION CO. 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 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 Genral 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 R T and Associates Pvt. Ltd.as Architect
- M/s/Shri/Smt Gyan Chand as Structural Consultant
- M/s/Shri/Smt R T 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 **31.03.2025** is calculated at Rs 869037531/- (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. **2464178996/-** (Total of S.No. 4 in Tables A and B). **31.03.2025**

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **09.01.2024** 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	279227045
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	%	12.55
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	1954246555
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)	%	12.55

(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
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	589810486
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	53.63
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	509932441
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)	%	53.53

(Enclose separate sheet for the cost calculations)

Signature of PROJECT ENGINEER

Name: SURESH KUMAR

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

Aadhar No.: 294233823056

PAN No.: AUPK3451B

Signature of M.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



Annexure A
List of Extra / Additional Items executed with Cost

Not Applicable as work not started yet

S.No.		Unit	Amounts
1	Anticipated cost of deviation/ Extra items to be incurred	Rs	100000000
2	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	
3	EXTRA ITEMS APPROVED	Rs	0

Signature of PROJECT ENGINEER

Name: SURESH KUMAR

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

Aadhar No.: 294233823056

PAN NO: AJTPK3451B

Signature of A.E.O.

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