

Format —1A

ENGINEER'S CERTIFICATE

PROJECT NAME: - SAGAR LIFESTYLE TOWERS

ADDRESS: - RESIDENTIAL SCHEME ON

KHASRANO.112/1/KHA,112/2/1/3/1,112/2/1/3/2,108/4/1,BELONGS TO PARTNER SHRI SUDHIR KUMAR AGRAWAL S/O SHRI S.K AGRAWAL, FOR M/S AGRAWAL BUILDERS & COLONIZERS CO., AT VILLAGE MISROD, TEHSIL HUZUR, DIST. BHOPAL (M.P).

PROMOTER NAME: - M/S AGRAWAL BUILDERS AND COLONIZERS CO.

OFFICE ADDRESS: - E2/4 ARERA COLONY, BHOPAL (M.P.)

This is to certify that I have undertaken assignment of calculation/certifying estimated cost and expenses incurred on actual on site construction for the Real Project mentioned above.

1.Following technical professionals were consulted by me for verification / certification of the cost:

- i. Shri. Pulkit Saxena as **Architect;**
- ii. Shri. Om Pratap Tomar as **Structural Consultant**
- iii. Shri. A.M. Kathale as **MEP Consultant**
- iv. Shri. Utkarsh Gautam as **Quantity Surveyor**

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, labor 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. **81.25 Crores** (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 until date 07/07/2017 is calculated at Rs. **2.60 Crores** (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. **78.65 Crores** (Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the fore said Project as completed on 07/07/2017 is as given in Tables A and B below:

TABLE A-1

Tower 1

S.No.	Particulars	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 6.56 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Rs 0.50 Crores
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	7.62 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 6.06 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$	Nil

TABLE A-2

Tower 2

S.No.	Particulars	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 6.56 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Nil

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3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 6.56 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

TABLE A-3

Tower 3

S.No.	Particulars	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 6.56 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Nil
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 6.56 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

TABLE A-4

Tower 4

S.No.	Particulars	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 6.56 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Nil
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 6.56 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0 %

TABLE A-5

Tower 5

S.No.	Particulars	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 13.12 Crores


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TABLE A-8

Tower 8 A (LIG)

S.No.	Particulars	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 3.74 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Rs .30 Crores
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	8.02 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 3.44 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	0 %

TABLE A-9

Tower 8 B (EWS)

S.No.	Particulars	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 2.50 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Rs .20 Crores
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	8 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 2.30 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	0 %

TABLE A-10

Club House and Swimming Pool

S.No.	Particulars	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 2.03 Crores
2	Cost incurred as on 07/07/2017 (Based on the actual cost incurred as per records.)	Rs 0.20 Crores
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	9.85 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 1.83 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	0 %

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TABLE - B

Internal & External Development Work

S. No	Particulars	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 7.38 Crores
2	Cost incurred as on 07/07/2017 (based on the actual cost incurred as per records)	Rs 0.20 Crores
3	Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	2.71 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 7.18 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure B)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	0 %

Signature of Engineer

Name: - Pulkit Saxena

Address: - 92, Neeraj Housing Society Bhopal - 462039

Aadhar No. 609993802287

Pan no. BAXPS3053F

(Reg. No .COA 99/25256)

Note:-

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to Obtain Occupation Certificate/Completion Certificate.
2. Quantity survey can be done by office of Engineer or can be done by an independence Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. Please indicate name of the Quantity Surveyor* and for whom he is working.
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work including common facilities, but does not include marketing/advertising costs, salaries not directly attributable to the project, and loan/interest repayment to financial institutions.
4. Annexures A and B Attach the List of Extra/ additional items executed if any with Cost (which were not part of the original Estimate of the total Cost) and justification for the same.
5. Refer Guideline for Designated Account document available in DOWNLOAD section of RERA Website.


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