

Format —1A

ENGINEER'S CERTIFICATE

(For the purpose of registration of project under RERA)
(To be submitted at the time of Registration of Ongoing Project)

PROJECT NAME:-**SINGAPORE CITY**

ADDRESS:-Khasra No -59,65/1,66,1,57/1/1KH,66/2,Vill. Gehukheda Kolar road Bhopal.

PROMOTER NAME:-**M/S Crystel H Builders**

ADDRESS:-**15, CI Park, Kolar Road Bhopal.**

This is to certify that I have undertaken assignment of 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 /for certification of the cost:

(i) M/s/Shri Suyash Kulshreshth as Town Planner.

(ii)

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 Survey or 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.

3. We estimate the Total Cost for completion of the project under reference as **Rs.28,22,96,650.00** (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 until date 29 Jul 2017 is calculated at **Rs. 150717400.00** (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.131579250.00** (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 **29 July 2017** date is as given in Tables A and B below :


SUYASH KULSHRESHTH
TOWN PLANNER
Reg. No. TC/035/TP-1MCB
SHILPI ENGINEER & ARCHITECT
4/8, Chittor Complex, Zone-I,
M.P. Nagar, Bhopal M.-9826017878

TABLE :A-1

Building/Wing/Tower bearing Number or called : **SINGAPORE CITY**

(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.)

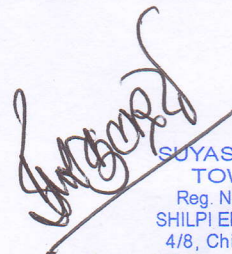
TABLE :A-1(GOLD BLOCK)

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 16907250.00
2	Cost incurred as on Dt. <u>29 Jul 2017</u> (Based on the actual cost incurred as per records.)	Rs 13525800.00
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 3381450.00
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)	%

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

TABLE :A-2 (Platinum A AND B BLOCK)

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 47069400.00
2	Cost incurred as on Dt. <u>29 Jul 2017</u> (Based on the actual cost incurred as per records.)	Rs 37655520.00
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 9413880.00
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)	%

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


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TABLE B

Internal & External Development work and common amenities

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

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 3,19,00000.00
2	Cost incurred as on <u>29 Jul 2017</u> based on the actual cost incurred as per records)	Rs 10066000.00
3	Work done in Percentage (as Percentage of the estimated cost)	31.55%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 21834000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	25.28 %
(Enclose separate sheet for the cost calculations)		

Name: **Suyash Kulshreshth**

Address: 4/8 Chittour Complex Zone-1 MP Nagar Bhopal.

Aadhar No.: 746619964615 Pan no.: AGRPK3481G

License No or Authority: Licence issued by Joint Director , Town and Country Planning Deptt. Dist Bhopal And Hoshnagabad vide no. tp-035/TP/TCP/2003 Dt 12/12/2003 renewed up to 11/12/2018

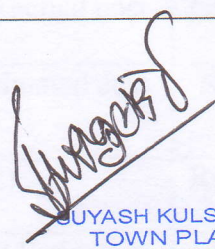
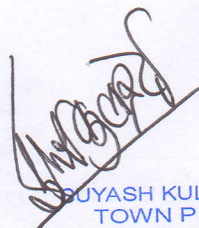

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TABLE :A-3 (Diamond A, B, C BLOCK)

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 111837600.00
2	Cost incurred as on Dt. <u>29 Jul 2017</u> (Based on the actual cost incurred as per records.)	Rs 89470080.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	80%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 22367520
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)	%
(Enclose separate sheets for the cost calculations for each unit/bldg. or tower)		

TABLE :A-4 (Diamond D AND E BLOCK)

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 74582400.00
2	Cost incurred as on Dt. <u>29 Jul 2017</u> (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)	Nil
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 74582400.00
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)	%
(Enclose separate sheets for the cost calculations for each unit/bldg. or tower)		


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Sr no	Block no	Status	Ground Floor	1st	2nd	3rd	4th	5th	6th	Total	Extra work Not count in FAR	Net Built up area	Estimate cost	Cost of work done	Cost of remaining work
1	Gold	80%	118.46	205.71	205.71	205.71	205.71	205.71		1147.15	180.00	1327.15	16907250.00	13525800.00	3381450.00
2	Platinum 'A' & 'B'	80%	435.83	435.83	435.83	435.83	435.83	435.83	435.83	2614.96	523.00	3137.96	47069400.00	37655520.00	9413880.00
3	Diamond 'A', 'B', 'C'	80%	1035.54	1035.54	1035.54	1035.54	1035.54	1035.54	1035.54	6213.24	1242.60	7455.84	111837600.00	89470080.00	22367520
4	Diamond 'D', 'E'	NOT started	690.36	690.36	690.36	690.36	690.36	690.36	690.36	4142.16	830.00	4972.16	74582400.00		74582400.00
								Total		14117.39	2775.00	16892.39	25,03,96,650.00	140651400.00	109745250.00
		56.17 %													



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Development Work

Sr No	Particular	Status	Estimated amount	Cost of work done	Cost of remaining work	
1.	Entrance Gate	34.72%	3600000.00	12,50,000.00	2350000.00	
2.	Compound Wall	37.08%	6000000.00	22,25,000.00	3775000.00	
3.	Road	12.94%	3600000.00	4,66,000.00	3134000.00	
4.	Sewage Line	17.34%	3200000.00	5,55,000.00	2645000.00	
5.	Water Line	34.91%	3500000.00	12,22,000.00	2278000.00	
6.	Tube Well 2 NOS	24.68%	17500000.00	4,32,000.00	1318000.00	
7.	Septic Tank	45.24%	1450000.00	6,56,000.00	794000.00	
8.	Sump Well	21.88%	1600000.00	3,50,000.00	1250000.00	
9.	Park	10.50%	2000000.00	2,10,000.00	1790000.00	
10.	Electrical Work	36.66%	3000000.00	11,00,000.00	1900000.00	
11.	Surface Drain	NO				
12.	STP	72.72%	2200000.00	16,00,000.00	600000.00	
	Total	31.55%	3,19,00000.00	10066000.00	21834000.00	


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