



Prakash Choudhary & Associates

Architects, Engineers, Interior Designers & Approved
Valuers (Computer Aided Structural Design & Vastu)

213, Manas Bhawan Extension, 11, R.N.T. Marg
INDORE-452001 (M.P.) ☎ (0731) 4094561(O), 2460488 (R)
(M) +91-98260-66162 ● er.prakash0007@gmail.com

Municipal Licence No. Str. Engg. 27 58
F.I.V. Regd. No. F-8902

PROJECT TITLE

Format — 1B

ENGINEER'S CERTIFICATE

(For the purpose of Designated Account)

(To be submitted at the end of every quarter)

FOR THE QUARTER/PERIOD ENDING

PROJECT NAME:- Silver Lake Vista (Marina & Lagoon Block)
ADDRESS:- Main Khandwa Road Gram Limbodi, Indore
RERA REGISTRATION NUMBER:- New
PROMOTER NAME:- Mr Kunal Jhaveri, Mr Ashvin Jhaveri, Smt Meena Dhruv
ADDRESS:- 39/1, South Tukoganj, Indore

Subject :- Certificate of cost incurred for Development of Silver Lake Vista Tower/building(s) marina Block & Lagoon Block of the phase situated on plot bearing Khasra No/ Survey no.12/10/2/1/1, 12/10/2/1/2, 12/10/2/1/3, 12/10/2/1/4, 12/10/2/1P, 15/1/1, 12/10/2/1, demarcated by its boundaries Other land to the North Other Land then Pal of Bilawli Lake to the South Indore Khandwa Road to the East Other Land, to the West of Village Limbodi Tehsil Indore District Indore PIN,452017, Admeasuring Land area 1.062.Hectare being developed by Mr. Kunal Jhaveri (Promoter)

Sir,

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.

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

- (i) Amber Vyas as Architect;
- (ii) Shri Prakash Choudhary as Structural Consultant
- (iii) Mr. Tausif Ahmed as MEP Consultant
- (iv) Shri Prakash Choudhary as Quantity Surveyor

2. 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 the 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.

3. We estimate Total Estimated Cost for completion of the project under reference as Rs. (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 quarter ending on is calculated at Rs. (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 project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the 10.07.2017 date is as given in Tables A and B below :



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F.I.V. Regd. No. F-8902

PROJECT TITLE

TABLE A

Building /Wing /Tower bearing Number or called **Marina Block**
(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	Amounts
1	Total Estimated cost of the building/wing as on date of Registration	Rs 131700000
2	Cost incurred till Dt.(quarter ending)(Based on the actual cost incurred as per records.)	Rs 51591856
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	39.17 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 80108144
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 16500000
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	51.70 %
(Enclosed separate sheets for the cost calculations for Marina Block)		

TABLE A-1

Building /Wing /Tower bearing Number or called **Lagoon Block**
(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	Amounts
1	Total Estimated cost of the building/wing as on date of Registration	Rs 68090000
2	Cost incurred till Dt.(quarter ending)(Based on the actual cost incurred as per records.)	Rs 14860540
3	Value of Work done in Percentage (as Percentage of the estimated cost)(1*100/2)	21.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 53229460
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 11000000
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	23.44%
(Enclosed separate sheets for the cost calculations for Lagoon Block)		

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 Prakash Choudhary & Associates

5. Refer Guideline for Designated Account document available in DOWNSIDE of RERA Website.

Proprietor



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PROJECT TITLE

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 Registration (based on the original/ Estimated cost)	Rs 27500000
2	Cost incurred until Dt. 10.07.2017 (quarter ending) (Based on the actual cost incurred as per records.)	Rs 4958700
3	Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100 / 2)$	18.03 %
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	Rs 22541300
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1 \times 100) / (2+5)$	18.03 %
(Enclosed separate sheet for the cost calculation Internal & External Development Work)		

For Prakash Choudhary & Associates

Signature of Engineer

Name :- Prakash Choudhary

Address :- 58, Indrapuri Colony, Indore (M.P.)

Aadhar No. :- 330395449005

Pan no. :- ACUPC8587A

(License No or Authority -Str.Engg.08)

Prakash Choudhary

B.E.(Civil)

Municipal Licence No. Str.Engg.08

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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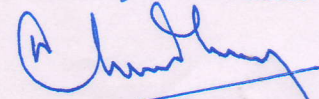
PROJECT TITLE

Formal - 1B

External & Internal Development work Cost

S. No	Particulars	Amounts
1	Boundary wall & Main Road	Rs 5000000
2	Club Garden With Amenities	Rs 14000000
3	Electrification	Rs 7500000
4	Pavers	Rs. 1000000
	Total	Rs. 27500000

For Prakash Choudhary & Associates


Proprietor

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3. We estimate Total Estimated Cost for completion of the project under reference as Rs. (Total of S.No. 1 in Tables A and B) relating 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 quarter ending this calculated at Rs. (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 project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs.



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F.I.V. Regd. No. F-8902

PROJECT TITLE

Abstract of Estimate for the proposed construction of B+G+10 storied Residential building (Marina Block) in Silver Lake Vista on Khasra No/ Survey no.12/10/2/1/1, 12/10/2/1/2, 12/10/2/1/3, 12/10/2/1/4, 12/10/2/1P, 15/1/1, 12/10/2/1, Main Khandwa Road, Village-Limbodi, Indore.(M.P.)

B/To – 1) Shri Kunal Jhaveri
2) Shri Ashvin Jhaveri
3) Smt. Meena Dhruv

ABSTRACT SHEET

Date 29/07/17

ITEM NO.	Description of Item	Quantity	Rate	Unit	Amount
1)	Exacavation in hard soil including B.C. soil mixed with Kankar & dispose off excavated soil.	4838.06 cm	200	Per cm.	9,67,612
2)	Filling the foundation with plain Cement concrete 1:3:6.	232.18 cm	3000	Per cm.	6,96,545
3)	R.C.C. work 1: 2: 4 in column, beams, slabs, pardi, chajjas & footings including steel and its bending, centering shuttering complete.	5004.68 cm	7500	Per cm.	3,75,35,109
4)	0.20 & 0.10 thick brick work in 1:6 Cement mortar in plinth & super structure.	2367.54 cm	7000	Per cm	1,65,72,780
5)	20.mm thick cement plaster to R.C.C. & brick work in 1:6 as backing coat and 1:3 as finishing coat.	45495.59 sq.mt	350	Per sq.mt	1,59,23,456
6)	Providing & laying double charged nano polished Vitrified Tiles In flooring & on stairs in risers, Toilet Tiles, Skirting including Parking area., Kitchen platform dado.	15134.76 sq.mt	1175	Per Sq.mt	1,77,83,343
7)	Providing & fixing Three track aluminium section windows with 4mm Glass.	1924.17 sq.mt	3150	Per Sq.mt	60,61,135
8)	Providing & fixing flush door with door skin & T.W. Chaukhat (125mm x75mm section) & shutters 32mm thick including fittings, etc. complete.	1140.94 sq.mt.	4700	Per sq.mt.	53,62,418
9)	Providing Two coats of Birla white Putty, one coat of Acrylic Putty and two coats of Acrylic Emulsion inside &	12540.89 sq.mt	650	Per Sq.mt(onslab area)	81,51,578



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PROJECT TITLE

			B.F.	Rs.	10,90,53,967
				Rs.	98,14,857
				Rs.	76,33,778
				Rs.	12,65,02,602
				Rs.	28,00,000
				Rs.	15,00,000
					13,08,02,602
		SUB TOTAL			
		L.S.		Rs.	9,00,000
	Add: 9% for water supply & sanitation works(C P fittings premium range) Add: 7% for Electrification works (premium range switches & fire resistant finolex wire) Providing lift (2Nos) 2x14 lacs Provision for Fire Fighting @15 Lacs				
	Add: Architects fee L.S.		Grand Total	Rs.	13,17,02,602
				Say Rs.	13,17,00,000
1)	Excavation in hard soil including 8" soil mixed with Kankar & dispose all				
2)	Filling the foundation with plain Cement concrete 1:2:8				
3)	R.C.C. work 1-2-4 in columns, beams, slabs, part of chajja & footings including steel and its bending, centering shuttering complete				
4)	(Rupees Thirteen Crores Seventeen Lacs Only.)				
5)	10 mm thick cement plaster to R.C.C. & brick work in 1:3 as backing coat and 1:3 as finishing coat.				
6)	Providing & laying double charged name polished Vitrified tiles in flooring & on stairs in risers, Toilet Tiles, Skirting including Parking area, Kitchen platform dado.				
7)	Providing & fixing Three track aluminium section windows with 4mm Glass.				
8)	Providing & fixing flush door with door skin & T.W. Chaukhat (125mm x75mm section) & shutters 32mm thick including fittings, etc. complete.				
9)	Providing Two coats of Birla white				



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PROJECT TITLE

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B/To – 1) Shri Kunal Jhaveri
2) Shri Ashvin Jhaveri
3) Smt. Meena Dhruv

Rs. 49,15,096

Rs. 38,22,852

ABSTRACT SHEET

Date 29/07/17

ITEM NO.	Description of Item	Quantity	Rate	Unit	Amount
1)	Excavation in hard soil including B.C. soil mixed with Kankar & dispose off excavated soil.	2434.32 cm	200	Per cm.	4,86,864
2)	Filling the foundation with plain Cement concrete 1:3:6.	116.45 cm	3000	Per cm.	3,49,350
3)	R.C.C. work 1: 2: 4 in column, beams, slabs, pardi, chajjas & footings including steel and its bending, centering shuttering complete.	2384.35 cm	7500	Per cm.	1,78,82,625
4)	0.20 & 0.10 thick brick work in 1:6 Cement mortar in plinth & super structure.	1191.22 cm	7000	Per cm	83,38,540
5)	20.mm thick cement plaster to R.C.C. & brick work in 1:6 as backing coat and 1:3 as finishing coat.	22891.18 sq.mt	350	Per sq.mt	80,11,913
6)	Providing & laying double charged nano polished Vitrified Tiles In flooring & on stairs in risers, Toilet Tiles, Skirting including Parking area., Kitchen platform dado.	7621.55 sq.mt	1175	Per Sq.mt	89,55,321
7)	Providing & fixing Three track aluminium section windows with 4mm Glass.	994.79 sq.mt	3150	Per Sq.mt	31,33,588
8)	Providing & fixing flush door with door skin & T.W. Chaukhat (125mm x 75mm section) & shutters 32mm thick including fittings, etc. complete.	589.59 sq.mt.	4700	Per sq.mt.	27,71,073
9)	Providing Two coats of Birla white Putty, one coat of Acrylic Putty and two coats of Acrylic Emulsion inside & Providing one coat primer & Two coats of Apex (Asian Make) on outside walls	7204.46 sq.mt	650	Per Sq.mt (on slab area)	46,82,899



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PROJECT TITLE

Add: 9% for water supply & sanitation
works(C P fittings premium range)
Add: 7% for Electrification works (premium
range switches & fire resistant finolex wire)

Providing lift (2Nos) 2x14 Lacs

Provision for Fire Fighting @15 Lacs

Add: Architects fee L.S.

SUB TOTAL

L.S.

B.F.

Rs.

5,46,12,173

Rs.

49,15,096

Rs.

38,22,852

Rs.

6,33,50,121

28,00,000

15,00,000

6,76,50,121

4,41,000

Grand
Total

Rs.

6,80,91,121

Say Rs.

6,80,90,000

For Prakash Choudhary & Associates

Proprietor

Prakash Choudhary
B.E.(Civil)
Municipal Licence No. Str.Engg.08

ITEM
NO.

1)

2)

3)

4)

5)

6)

7)

8)

9)

Quantity

Rate

Unit

Amount

SUB TOTAL

L.S.

Grand
Total

Rs.

6,80,91,121

Say Rs.

6,80,90,000

For Prakash Choudhary & Associates

Proprietor

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B.E.(Civil)
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ITEM
NO.

1)

2)

3)

4)

5)

6)

7)

8)

9)

Quantity

Rate

Unit

Amount

SUB TOTAL

L.S.

Grand
Total

Rs.

6,80,91,121

Say Rs.

6,80,90,000

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