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## ENGINEER'S CERTIFICATE

(FOR THE PURPOSES OF DESIGNATED ACCOUNT)  
(TO BE SUBMITTED AT THE END OF EVERY QUARTER AFTER REGISTRATION)

**FOR THE QUARTER/PERIOD ENDING: 30.06.2019**

PROJECT NAME: Orchid Park

ADDRESS: Village Songir, Tehsil-Hatod, District Indore

PROMOTER NAME: Estraan Reality (India) Pvt. Ltd.

ADDRESS: Songir, Tehsil-Hatod, District Indore

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. Shri Sunil Garg as Architect;
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. 2352.30 Lakhs (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 30.06.2019 is calculated at Rs. 798.18 Lakhs (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. 1554.12 Lakhs (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 30.06.2019 date is as given in Tables A and B below:



**TABLE A**

Building/Wing/Tower bearing Number \_\_\_\_\_ or called EWS

(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 350.36 Lakhs
2	Cost incurred till Dt. 30.06.2019 (Based on the actual cost incurred as per records.)	Rs 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 350.36 Lakhs
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%

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

**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 2001.93 Lakhs
2	Cost incurred until Dt. 30.06.2019 (quarter ending) (Based on the actual cost incurred as per records.)	Rs 798.18 Lakhs
3	Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	39.87 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs1203.76
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*100)/(2+5)	39.87%

(Enclose separate sheet for the cost calculations)



# SUNIL GARG

(B.E., A.I.V., A.I.I.S.A., A.M.I.E.)

Govt. Regd. Valuer & Chartered Engineer

199-B, Tilak Nagar Extension,  
Opp. Dadawadi, INDORE-452 018

Tel. : 2494448 Mobile : 98270 34880

Signature of Engineer:

Name: Sunil Garg

Address: 199-B, Tilak Nagar Extension, Opp. Dadawadi, Indore

Aadhar No.:

Pan no.: AEPPG9578J

(License No of Authority AM/80507/9)

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 labour, 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.

**PROJECT NAME : Orchid Park, Indore**  
**NAME OF DEVELOPERS M/s. Estraan Reality (India) Pvt. Ltd.**

Cost Calculations

Internal & External Development

S.no.	Particulars	Rate	Unit	Work Estimated		Work Done as on 30.06.2019		Balance work	
				Qty	Amount	Qty	Amount	Qty	Amount
<b>1 Road works &amp; misc Works</b>									
	Excavations	100	Cum	30000	3000000	30000	3000000	0	0
	Moorum	450	Cum	43000	19350000	43000	19350000	0	0
	GSB	1000	Cum	5500	5500000	2750	2750000	2750	2750000
	P.C.C.	5000	Cum	3800	19000000	1900	9500000	1900	9500000
	P. Q. C.	7000	Cum	5600	39200000	1500	10500000	4100	28700000
	Paver block	500	Smt	21300	10500000	6000	3000000	15000	7500000
	Kerbing	200	Fmt	12300	2400000	3600	720000	8400	1680000
	Compound wall	2000	Fft	6800	13600000	5000	10000000	1800	3600000
	Gate	2500000	Nos	1	2500000	0	0	1	2500000
	Garden	100	Sft	200000	20000000	100000	10000000	100000	10000000
	<b>Total (A)</b>				<b>135050000</b>		<b>68820000</b>	<b>0</b>	<b>66230000</b>
<b>2 Storm &amp; Drainage Work</b>									
	Road wise pipe and chambers								
		900	Fmt	750	675000	185	166500	565	508500
		1100	Fmt	850	935000	570	627000	280	308000
		1400	Fmt	1600	2240000	610	854000	990	1386000
		1750	Fmt	500	875000	200	350000	300	525000
	Chambers	20000	Nos	600	12000000	440	8800000	160	3200000
	Specific Tank	5000000	Nos	1	5000000	0	0	1	5000000
	<b>Total(B)</b>				<b>21725000</b>		<b>10797500</b>		<b>10927500</b>
<b>3 Water Supply System</b>									
		600	Fmt	500	300000	0	0	500	300000



	100	450 Fmt	5000	2250000	0	0	5000	2250000
	90	350 Fmt	7500	2625000	0	0	7500	2625000
Fittings & Valve		1000000 Nos	1	1000000	0	0	1	1000000
O.H.T.		12 Ltr	300000	3600000	0	0	300000	3600000
S.W.		5 Ltr	200000	1000000	0	0	200000	1000000
Borewells & Machine		100000 Nos	6	600000	2	200000	4	400000
<b>Total(C)</b>				<b>11375000</b>		<b>200000</b>		<b>11175000</b>
Electrification work								
Pole cable & transformer		30 Sft	1068102	32043060	0	0	1068102	32043060
<b>Total (D)</b>				<b>32043060</b>		<b>0</b>		<b>32043060</b>
<b>Total (A+B+C+D)</b>				<b>200193060</b>		<b>79817500</b>		<b>120375560</b>

100%

39.87%

60.13%



*[Handwritten Signature]*

**PROJECT NAME : Orchid Park, Indore**  
**NAME OF DEVELOPERS M/s. Estraan Reality (India) Pvt. Ltd.**

Cost Calculations  
 EWS Building

S.No.	Particulars	Rate	Unit	Work Estimated		Work Done as on 30.06.2019		Balance Work	
				Qty	Amount	Qty	Amount	Qty	Amount
1	<u>Building Works &amp; Misc. Works</u>								
	RCC	6,500	Cmt	1,875	12,187,500	-	-	1,875	12,187,500
	Brick work	5,000	Cmt	1,938	9,691,800	-	-	1,938	9,691,800
	Door & Window	1,200	Smt	828	993,600	-	-	828	993,600
	Glazed Tile	400	Smt	146	58,400	-	-	146	58,400
	Ceramic tile flooring	400	Smt	2,862	1,144,664	-	-	2,862	1,144,664
	Cement plaster	150	Smt	23,832	3,574,800	-	-	23,832	3,574,800
	Plastic paint on wall	150	Smt	24,918	3,737,700	-	-	24,918	3,737,700
	Painting on door	150	Smt	1,656	248,400	-	-	1,656	248,400
	Water supply & Sanitary	1,700,000	No	1	1,700,000	-	-	1	1,700,000
	<b>Total (A)</b>				<b>33,336,864</b>				<b>33,336,864</b>
2	<u>Electrification</u>								
	Electrification Work	1,700,000		1	1,700,000	-	-	1	1,700,000
	<b>Total (B)</b>				<b>1,700,000</b>				<b>1,700,000</b>
	<b>Total - (A+B)</b>				<b>35,036,864</b>				<b>35,036,864</b>

100%

0.00%

100.00%



*(Handwritten Signature)*