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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: 31.12.2018

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 31.12.2018 is calculated at Rs. 478.72 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. 1873.57 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 31.12.2018 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. 31.12.2018 (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. 31.12.2018 (quarter ending) (Based on the actual cost incurred as per records.)	Rs 478.72 Lakhs
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	23.91 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs1523.21
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)	23.91%

(Enclose separate sheet for the cost calculations)



SUNIL GARG

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

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

Govt. Regd. Valuer & Chartered Engineer

Tel. : 2494448 Mobile : 98270 34880

Signature of Engineer:

Name: Sunil Garg

Address: 199-B, Tilak Nagar Extension, Opp. Dadawari, 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
EWS Building

S.No.	Particulars	Rate	Unit	Work Estimated		Work Done as on 31-12-2018		Balance Work	
				Qty	Amount	Qty	Amount	Qty	Amount
1	Building Works & Misc. Works								
	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
	Total (A)				33,336,864		-		33,336,864
2	Electrification								
	Electrification Work	1,700,000		1	1,700,000	-	-	1	1,700,000
	Total (B)				1,700,000		-		1,700,000
	Total - (A+B)				35,036,864		-		35,036,864

100%

0.00%

100.00%




	100	450 Rmt	5000	2250000	0	0	5000	2250000
	90	350 Rmt	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
Total(C)				11375000		200000		11175000
Electrification work								
Pole cable & transformer		30 Sft	1068102	32043060	0	0	1068102	32043060
Total (D)				32043060		0		32043060
Total (A+B+C+D)				200193060		47872500		152320560

100%

23.91%

76.09%



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

Cost Calculations
 Internal & External Development

S.no.	Particulars	Rate	Unit	Qty	Work Estimated Amount	Work Done as on 31-12-2018 Qty	Amount	Balance work Qty	Amount
1 Road works & misc Works									
	Excavations	100	Cum	30000	3000000	28300	2830000	1700	170000
	Moorum	450	Cum	43000	19350000	19500	8775000	23500	10575000
	GSB	1000	Cum	5500	5500000	1350	1350000	4150	4150000
	P.C.C.	5000	Cum	3800	19000000	1058	5290000	2742	13710000
	P. Q. C.	7000	Cum	5600	39200000	1500	10500000	4100	28700000
	Paver block	500	Smt	21000	10500000	6000	3000000	15000	7500000
	Kerbing	200	Rmt	12000	2400000	3600	720000	8400	1680000
	Compound wall	2000	Rft	6800	13600000	4000	8000000	2800	5600000
	Gate	2500000	Nos	1	2500000	0	0	1	2500000
	Garden	100	Sft	200000	20000000	40000	4000000	160000	16000000
	Total (A)				135050000		44465000	0	90585000
2 Storm & Drainage Work									
	Road wise pipe and chambers								
		900	Rmt	750	675000	185	166500	565	508500
		1100	Rmt	850	935000	570	627000	280	308000
		1400	Rmt	1600	2240000	610	854000	990	1386000
		1750	Rmt	500	875000	0	0	500	875000
	Chambers	20000	Nos	600	12000000	78	1560000	522	10440000
	Specific Tank	5000000	Nos	1	5000000	0	0	1	5000000
	Total(B)				21725000		3207500		18517500
3 Water Supply System									
		600	Rmt	500	300000	0	0	500	300000


