DEVELOPMENT OF VIDYARTHI SKYPER

TAG NO.: -PR/PROJMIXUSE/2018/8



DATE OF PREPARATION- 18 JUNE 2018

UPDATED ON- [NO. 005 / 31 MARCH 2020]

I) FACT FILE:

NAME OF COMPANY	: M/S VIDYARTHI SKYPER
OWNERSHIP STATUS	: PROPRITER
LOCATION	: PURNEA
LAND ADDRESS	: MR. YOGENDRA PD. VIDYARTHI/ BHAGAT Bhatta Bazar Purnea, Ps,-K.Haat, Khata No. 539 And 540, Khesra No.-94, 92ka, 92kha, 92ga, 92ch, 92 Chha, Holding No - 141/44, Ward No. – 27, Purnea Bihar

PLOT SIZE: - 1129.57 SQ MTS OR 12,159 SQ FTS

PROJECT ENGINEER: - MR. SURAJ KUMAR (B. TECH)

II) LOCAL AUTHORITY NORMS

- **PERMISSIBLE FAR**: **1.96**
- **MAXIMUM HEIGHT=**15.0 MTR
- **BASEMENT PERMISSIBLE**: 1 NOS

MUNICIPAL APPROVAL – PURNEA MUNICIPAL CORPORATION DATED 25 NOV 2017

III) THE PROJECT

DK ANAND/ SOP/ PROJECT BRIEF

- MIX-USE PROJECT WITH RETAIL/SHOPS AT GROUND FLOOR & FIRST FLOOR.

- **2ND, 3rd & FOURTH FLOOR** - 6NOS. 3BHK AND 12NOS. 2BHK

FLOOR WISE FAR DETAILS: WORK STATUS AS ON STATUS AS ON 29th FEBRUARY 2020

MATERIALS CONSUMPTION STATEMENT

DEVELOPMENT OF VIDYARTHI SKYPER, PURNEA

RMC DETAIL OF ALL THE STRUCTURE WITH LOCATION

S.N.	LOCATION	GRADE OF CONCRETE	RMC QUANTITY in cubic meters	REMARKS
1	BASEMENT RAFT	M35	770.59	**COMPLETED**
2	BASEMENT ROOF	M25	146	**COMPLETED**
3	GROUND FLOOR ROOF BEAM AND SLAB	M25	124	**COMPLETED**
4	FIRST FLOOR ROOF BEAM AND SLAB	M25	154	**COMPLETED**
5	SECOND FLOOR ROOF BEAM AND SLAB	M25	154	**COMPLETED**
6	THIRD FLOOR ROOF BEAM AND SLAB	M25	154	**COMPLETED**
7	FOURTH FLOOR ROOF BEAM AND SLAB	M25	154	**COMPLETE**
8	MUMTY BEAM AND SLAB	M25	35	**AS PER SCHEDULE**
9	BASEMENT TO GROUND FLOOR R.WALL, COLUMN	M35	133.41	**COMPLETED**
10	GROUND TO FIRST FLOOR COLUMN AND WALL	M35	33.98	**COMPLETED**
11	FIRST FLOOR TO SECOND FLOOR COLUMN AND WALL	M35	33.32	**COMPLETED**
12	SECOND FLOOR TO THIRD FLOOR COLUMN AND WALL	M35	33.32	**COMPLETED**
13	THIRD FLOOR TO FOURTH FLOOR COLUMN AND WALL	M35	33.32	**COMPLETED**
14	FOURTH FLOOR TO FIFTH FLOOR COLUMN AND WALL	M35	33.32	**COMPLETED**
15	MUMTY COLUMN AND WALL	M35	10	**AS PER SCHEDULE**
16	BASEMENT SCREEDING	M25	5	**COMPLETED**

SLAB AND BEAM STEEL (DETAIL OF ALL FLOOR)

S.N	DESCRIPTION	8MM	10MM	12MM	16MM	20MM	25MM	TOTAL	STATUS
1	BASEMENT RAFT	0	0	19	27	0	0	46	COMPLETED
2	BASEMENT ROOF SLAB AND BEAM	8.67	2.9	0	0.91	4.92	6.00	23.4	COMPLETED
3	GROUND FLOOR ROOF BEAM AND SLAB	7.7	2.8	0	0.72	3.5	5.63	20.3	COMPLETED
4	FIRST FLOOR ROOF BEAM AND SLAB	8.34	3.9	0	2.01	5.87	2.77	22.9	COMPLETED
5	2ND FLOOR ROOF BEAM AND SLAB	8.34	3.9	0	2.01	5.87	2.77	22.9	COMPLETED
6	3RD FLOOR ROOF BEAM AND SLAB	8.34	3.9	0	2.01	5.87	2.77	22.9	COMPLETED
7	4TH FLOOR ROOF BEAM AND SLAB	8.34	3.9	0	2.01	5.87	2.77	22.9	COMPLETED
8	TERRACE BEAM AND SLAB	3	1	0	.5	2	1	7.5	AS PER SCHEDULE
9	BOUNDARY WALL	0.46	1.1	0.74	0.00	0	0.00	2.3	COMPLETED
	TOTAL	50.2	22.4	19.74	36.67	31.938 54938	22.73	183.6	

COLUMN STEEL DETAIL OF ALL FLOOR

S.N	DESCRIPTION	8MM	10MM	12MM	16MM	20MM	25MM	TOTAL	STATUS
1	Basement to ground	4.5	0.2	3.7	0.5	3.5	6.0	18.3	COMPLETED
2	ground to first	2.6	0.2	0.4	0.0	2.7	6.0	11.8	COMPLETED
3	1st to 2nd floor	2.6	0.2	0.4	0.0	4.6	2.9	10.6	COMPLETED
4	2nd to 3rd floor	2.2	0.2	0.4	0.1	4.6	2.9	10.3	COMPLETED
5	3rd to 4th floor	2.2	0.2	0.4	0.1	4.6	2.9	10.3	COMPLETED
6	4th floor to 5th floor	2.2	0.2	0.4	0.1	4.6	2.9	10.3	COMPLETED
7	TERRACE	.8	.2	.4	.1	2	1	4.5	AS PER SCHEDULE
	TOTAL	16.2	0.9	5.6	0.8	24.7	23.5	71.7	

BRICK WORK DETAIL OF ALL THE FLOOR WITH QUANTITY				
S.N.	**LOCATION**	**MATERIALS TYPE**	**QUANTITY in cubic meters**	**REMARKS**
1	GROUND FLOOR	AAC BLOCK	104	AS PER SCHEDULE
2	FIRST FLOOR	AAC BLOCK	104	AS PER SCHEDULE
3	SECOND FLOOR	AAC BLOCK	135	COMPLETED
4	THIRD FLOOR	AAC BLOCK	135	COMPLETED
5	FOURTH FLOOR	AAC BLOCK	135	COMPLETED
6	TERRACE	AAC BLOCK	51	AS PER SCHEDULE

PLASTER WORK AND MATERIALS DETAILS				
S.N.	**LOCATION**	**MATERIALS TYPE**	**QUANTITY in cubic meters**	**REMARKS**
1	BASEMENT	CEMENT MORTAR	12	COMPLETED
2	GROUND FLOOR	CEMENT MORTAR	15	AS PER SCHEDULE
3	FIRST FLOOR	CEMENT MORTAR	15	AS PER SCHEDULE
4	SECOND FLOOR	CEMENT MORTAR	26	AS PER SCHEDULE
5	THIRD FLOOR	CEMENT MORTAR	26	AS PER SCHEDULE
6	FOURTH FLOOR	CEMENT MORTAR	26	AS PER SCHEDULE
7	TERRACE	CEMENT MORTAR	9	AS PER SCHEDULE

FRONT ENTRY



BASEMENT AREA; PARKING

BASMENT DESCRIPTION

1. Raft casted on 21-5-2018, 17-6-2018 and 13-7-2018
2. Retaining wall casted on 21-7-2018
3. Basement column start from 28-7-2018 and complete on 21-10-2018
4. Basement roof casting starts from 8-1-2019 and complete on 9-1-2019
5. Basement plasters work complete on 30-6-2019
6. Basement putty work complete on 10-12-2019



GROUND FLOOR DESCRIPTION

1. **Ground floor column start from 18-1-2019 & Completed on 24-2-2019**
2. **Ground floor roof casted on 10-3-2019**



FIRST FLOOR DESCRIPTION

1. First floor column start on 18-3-2019 and complete on 21-4-2019
2. First floor roof casted on 27-5-2019 and 28-5-2019



SECOND FLOOR DESCRIPTION

1. **Column casting start on 15-6-2019 and completed on 30-6-2019**
2. **2nd floor roof slab casted on 4-8-2019 and 5-8-2019**
3. **2nd floor brick work start on 1-2-2020 and complete on 28-2-2020**



THIRD FLOOR DESCRIPTION

1. **Column casting start on 10-8-2019 and completed on 19-8-2019**
2. **3rd floor roof slab casted on 19-9-2019 and 20-9-2019**
3. **3rd floor brick work start on 4-1-2020 and complete on 29-2-2020**



FOURTH FLOOR DESCRIPTION

1. Layout completed on 24-9-2019
2. Column casting start on 10-10-2019 and completed on 13-10-2019
3. 4th floor roof slab casted on 11-11-2019, 12-11-2019 and 13-11-2019
4. 4th floor brick work start on 4-1-2020 and complete on 16-3-2020



TERRACE DESCRIPTION

1. **Layout of column completed on 31-12-2019**
2. **Parapet wall start on 3-3-2020 and will be completed on 30-4-2020**



DK AN

SURAJ KUMAR

ENGINEER'S CERTIFICATE

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

FOR THE QUARTER/PERIOD ENDING: 4th Quarter ending on 31st MARCH 2020

No.: Date: 31st March 2020

PROJECT NAME: **VIDYARTHI SKYPER**

ADDRESS: **BEHIND MOURYA MARKET, KHIRU CHOWK, BHATTA BAZAR, PURNEA**

PROMOTER NAME: **YOGENDRA PRASAD VIDYARTHI**

ADDRESS: **BHATTA BAZAR, NEAR MOURYA MARKET, PURNEA BIHAR**

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 **SANDEEP KUMAR** as Architect;
   ii. M/s /Shri **Builtech Services Inc.** as Structural Consultant
   iii. M/s /Shri **DK ANAND & ASSOCIATES** as MEP Consultant
   iv. M/s /Shri **SURAJ KUMAR** 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, labour 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.69652500 (Total of S.No. 1 in Tables A, B and C) 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.29118320 (Total of S.No. 2 in Tables A, B and C). 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.40534180 (Total of S.No. 4 in Tables A, B and C).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the 31-3-2020 date is as given in Tables A, B and C below:

SURAJ KUMAR

TABLE A

Building/Wing/Tower bearing Number a commercial cum residential complex, Bhatta Bazar, opp. Mourya Market, Purnea-854301 or called VIDYARTHI SKYPER

(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.54449000
2	Cost incurred till Dt. 31-Mar-2020 (quarter ending) (Based on the actual cost incurred as per records.)	Rs.27944950
3	Value of Work done in Percentage (as Percentage of the estimated cost) (2*100/1)	51.32%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.26504050
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs.00
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (2+5)/1*100	51.32%
(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.7144000
2	Cost incurred until Dt. 31-Mar-20_(quarter ending) (Based on the actual cost incurred as per records.)	Rs.866870
3	Work done in Percentage (as Percentage of the estimated cost)	12.13%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs.6277130
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)/1*100	12.13%
1(Enclose separate sheet for the cost calculations)		

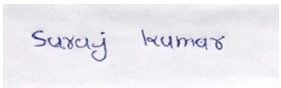
SURAJ KUMAR

TABLE C

Mechanical, Electrical and Plumbing work

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

S.No.	Particulars	Amounts
1	Total Estimated cost of the MEP Works (based on the original/ Estimated cost)	Rs.8059500
2	Cost incurred until Dt. 31-Mar-2020 (quarter ending) (Based on the actual cost incurred as per records.)	Rs.306500
3	Work done in Percentage (as Percentage of the estimated cost)	3.8%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs.7753000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)/1*100)	3.8%
(Enclose separate sheet for the cost calculations)		



Signature of Engineer
Name: SURAJ KUMAR
Address: VILL. PARASHURAMPUR, POST. NARAYANPUR, DIST. MIRZAPUR, PIN. 231305(U.P)
Aadhar No: 634872312897
Pan no: FGHPK3982F

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, B and C 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.