



Total solution provider to Infrastructure Development

H.O. 7/121(B), Swaroop Nagar, Kanpur (UP) -208002

(LL) 0512-2556655, (M) 9415040282, 9305835605, 9305835617

Email: varshneys@gmail.com, vamconsulting@ymail.com

Dr. Santosh Kumar
(Managing Director)

CIN NO.: U74900UP2009PTC038037

Former: Sr. Vice President- Reliance

ENGINEER'S CERTIFICATE

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Information as on 30.06.2026

Date:06.07.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project <GANPATI SMART CITY - SAMRIDDHI COMFORT HOMES UPREPRAPRJ400642/09/2024> situated on Khasra no./Plot No.6/2, 1/4, 1/5, 1/13, 8 TO 14, 16 TO 26, 42 TO 53 & 56, Mauja Babarpur, Mustakil, Agra, Agra Development Authority, District -Agra, PIN 282007 admeasuring 22493 sq.mts. area being developed by GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY,UPREPRAPRM2735.

I/We Santosh Kumar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project <GANPATI SMART CITY - SAMRIDDHI COMFORT HOMES UPREPRAPRJ400642/09/2024> situated on Khasra no./Plot No.6/2, 1/4, 1/5, 1/13, 8 TO 14, 16 TO 26, 42 TO 53 & 56, Mauja Babarpur, Mustakil, Agra, Agra Development Authority, District -Agra, PIN 282007 admeasuring 22493 sq.mts. area being developed by GANPATI INFRASTRUCTURE DEVELOPMENT COMPANY,UPREPRAPRM2735

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Sh. Tapan Kumar as L.S/Architect.
- (ii) Sh. Santosh Kumar As Structural Consultant
- (iii) Sh. Tapan Kumar As MEP Consultant.
- (iv) Sh. Tarun Agarwal as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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 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 is given in following Table A and Table B:

(in Rs Lac)

Table - A							
NARMADA-1							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	109.2	109.2	100%	109.2	109.2	100.00
2	Total Number of Basement and Plinth	0.0	-	0%	-	-	-
3	Total Number of Podiums	0.0	-	0%	-	-	-
4	Stilt Floor	145.6	145.6	100%	145.6	145.6	100.00
5	Total Number of Slabs of Super Structure	203.8	30.4	15%	30.4	30.4	14.92
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	72.8	4.4	6%	4.4	4.4	6.00
7	Sanitary Fittings within the Flat/Premises,	54.6	-	0%	-	-	-
8	Electrical Fitting within the Flat/Premises	54.6	2.8	5%	2.8	2.8	5.15
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts - Included at Sr.No. 5	0.0	-	0%	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	36.4	-	0%	-	-	-
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	36.4	-	0%	-	-	-
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	14.6	-	0%	-	-	-
	TOTAL	727.98			292.38	292.38	

Branch Offices:

Delhi: 574, Kanungo Apartment, Opp. Balco Mkt., Patparganj, Delhi, (M) 9958068887

Lucknow: The Princeton Review,9 Shahnajaf Road (1st Floor) Hazratganj, Lucknow (UP), (M) 8004927531



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(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

(in Rs Lac)

Table - A							
Kaveri -1							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	272	272.1	100%	272.1	272.1	100.00
2	Total Number of Basement and Plinth	0	-	0%	-	-	-
3	Total Number of Podiums	0	-	0%	-	-	-
4	Stilt Floor	363	362.8	100%	362.8	362.8	100.00
5	Total Number of Slabs of Super Structure	590	212.2	36%	212.2	212.2	36.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	136	17.8	13%	17.8	17.8	13.05
7	Sanitary Fittings within the Flat/Premises,	136	-	0%	-	-	-
8	Electrical Fitting within the Flat/Premises	136	12.2	9%	12.2	12.2	9.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts - Included at Sr.No. 5	0	-	0%	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	91	-	0%	-	-	-
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	91	-	0%	-	-	-
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	0	-	0%	-	-	-
	TOTAL	1814			877.14	877.14	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

(in Rs Lac)

Table - A							
Gomti-1							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	216.6	216.6	100%	216.6	216.6	100.00
2	Total Number of Basement and Plinth	0	-	0%	-	-	-
3	Total Number of Podiums	0	-	0%	-	-	-
4	Stilt Floor	288.8	288.8	100%	288.8	288.8	100.00
5	Total Number of Slabs of Super Structure	404.32	93.0	23%	93.0	93.0	23.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	144.4	7.2	5%	7.2	7.2	5.00
7	Sanitary Fittings within the Flat/Premises,	108.3	3.8	4%	3.8	3.8	3.55
8	Electrical Fitting within the Flat/Premises	108.3	5.4	5%	5.4	5.4	5.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts - Included at Sr.No. 5	0	-	0%	-	-	-

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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	72.2	-	0%	-	-	-
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	72.2	-	0%	-	-	-
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	28.88	-	0%	-	-	-
TOTAL		1444			614.87	614.9	42.58125

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	76.1	57.1	75%	57.1	57.09	75
2	Water Supply/Drinking Water Facilities	50.7	30.4	60%	30.4	30.45	60
3	Sewerage (chamber, lines, Septic Tank, STP)	50.7	30.4	60%	30.4	30.45	60
4	Storm Water Drain	38.1	22.8	60%	22.8	22.84	60
5	Landscaping & Tree Planting	25.4	15.2	60%	15.2	15.22	60
6	Street Lighting	15.2	9.1	60%	9.1	9.13	60
7	Community Buildings	38.1	19.4	51%	19.4	19.41	51
8	Treatment & Disposal of Sewage and Sullage water /STP	50.7	27.4	54%	27.4	27.40	54
9	Solid Waste Management & Disposal	10.1	6.1	60%	6.1	6.09	60
10	Water Conservation, Rainwater Harvesting	15.2	8.5	56%	8.5	8.53	56
11	Energy Management/Use of Renewable Energy	0.0	0.0	0%	0.0	0.00	0
12	Fire Protection and Fire Safety Requirements	50.7	25.9	51%	25.9	25.88	51
13	Electrical Sub Station, Control Panel & Meter Room	15.2	7.8	51%	7.8	7.76	51
14	Receiving Station	0.0	0.0	0%	0.0	0.00	0
15	Plan of Development Works	10.1	5.1	50%	5.1	5.11	50.3
16	Emergency Evacuation Services	10.1	5.0	49%	5.0	4.97	49
17	Common Facilities in Basement	0.0	0.0	0%	0.0	0.00	0
18	Others, if any , Boundary Wall, Gate Etc	50.7	25.4	50%	25.4	25.37	50
TOTAL		507.5			295.7	295.71	

3. We estimate the Total Cost for completion of the project under reference as Rs.4493.46 Lacs (Total of column no. 3 in Tables A1, A2.... and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30.06.2026 is Rs. 2080.10 (Total of column no. 7 in Tables A1, A2.... and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred on each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully

Santosh Kumar
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Email ID - varshneys@gmail.com

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