

Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

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

Development Authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201303 admeasuring 12499.50 sq.mts. area being developed by [M/S BUSINESS BAY FIN INFRA PVT LTD., UPRERAPRM290842]

1. Following technical professionals are appointed by owner / Promotor :-
- (i) M/s Gian.P.Mathur and Associate (P)Ltd as Architect Consultant ;
 - (ii) M/s Vintech Consultant as Structural Consultant
 - (iii) M/s AEON Integrated building design consultant LLP as MEP Consultant
 - (iv) Shri Bhanu Pratap Singh 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 Building(s)/Wing(s)/Block(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

Building/Wing/ Block /Tower Number or Name							
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	224.20	224.20	100%	224.20	224.20	100%
2	Total Number of Basement and Plinth	3,040.29	3,040.29	100%	3,040.29	3,040.29	100%
3	Total Number of Podiums	598.55	598.55	100%	598.55	598.55	100%
4	Stilt Floor	NA					
5	Total Number of Slabs of Super Structure	5,597.55	5,344.88	89%	4,981.82	4,981.82	89%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	969.68	775.81	65%	630.29	630.29	65%
7	Sanitary Fittings within the Flat/Premises,	125.34	0	10%	12.53	-	0%
8	Electrical Fitting within the Flat/Premises	225.60	111.44	30%	67.68	67.68	30%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1,091.63	900.69	70%	764.14	764.14	70%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	159.58	111.00	55%	87.77	87.77	55%
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.	1,500.00	1,112.00	50%	750.00	750.00	50%
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.	145.15	33.37	20%	29.03	29.03	20%
TOTAL		13,677.57	12,252.23				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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	150.00	88.00	50%	75.00	75.00	50%
2	Water Supply/Drinking Water Facilities	15.00	7.00	40%	6.00	6.00	40%
3	Sewerage (chamber, lines, Septic Tank, STP)	40.00	16.00	40%	16.00	16.00	40%
4	Storm Water Drain	10.00	5.00	40%	4.00	4.00	40%
5	Landscaping & Tree Planting	35.00	-	0%	-	-	0%
6	Street Lighting	10.00	-	0%	-	-	0%
7	Community Buildings	NA					
8	Treatment & Disposal of Sewage and Sullage water /STP	20.00	15.00	35%	7.00	7.00	35%
9	Solid Waste Management & Disposal	10.00	2.00	20%	2.00	2.00	20%
10	Water Conservation, Rainwater Harvesting	15.00	10.00	60%	9.00	9.00	60%
11	Energy Management/Use of Renewable Energy	10.00	-	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	10.00	5.00	35%	3.50	3.50	35%
13	Electrical Sub Station, Control Panel & Meter Room	30.00	10.00	35%	10.50	10.00	33%
14	Receiving Station	-	-	0%	-	-	
15	Plan of Development Works	-	-	0%	-	-	
16	Emergency Evacuation Services	23.16	17.00	35%	8.11	8.11	35%
17	Common Facilities in Basement	10.00	7.00	70%	7.00	7.00	70%
18	Others, if any (please specify)						
TOTAL		388.16	182.00				

3. We estimate the Total Cost for completion of the project under reference as Rs.14065.73 Lakh (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. 12434.221 Lakhs (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 for 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
Nikhil Kumar
Mobile No.- 9910102409

Nikhil Kumar
Er. Nikhil Kumar
B. Tech (Civil)