

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector -62, Noida

Form-'REG- 2

Date:-10/01/2026

ENGINEER CERTIFICATE

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

Information as on: 31/12/2025

Subject:- Certificate of amount incurred in Construction and Development Work of plotted development

Work for 387 no. plots for the project “**New Highway City**” [UPRERA Registration Number UPRERAPRJ940852] IIT Narmau, Kalyanpur, Kanpur City situated on the Khasra No/ Plot nos./ Arazi No. 45, 46, 47, 57, 72, 74, 76D to 79, 320, 321, 483, 484, 485, 487, 505, 506, 523, 524, 534 to 538,514, 516 to 518 Demarcated by boundaries Latitude 26°544'99"N, Longitude to the North 80°33'19" to the East at Narmau Bangar and Narmau Kachhar & Competent/ Development authority-“Kanpur admeasuring 80,163.48 sq.mts area being developed by the promoter “**BAPL Infrabuild Pvt. Ltd.**”. **Promoter ID UPRERAPRM118562**

I Atul Saxena, have undertaken assignment of certifying amount incurred for the work done for plotted development work for 387 no. plots of the project “New Highway City” [UPRERA Registration Number UPRERAPRJ940852] IIT Narmau, Kalyanpur, Kanpur City situated on the Khasra No/ Plot nos./ Arazi No. 45, 46, 47, 57, 72, 74, 76D to 79, 320, 321, 483, 484, 485, 487, 505, 506, 523, 524, 534 to 538,514, 516 to 518 Demarcated by boundaries Latitude 26°544'99"N, Longitude to the North 80°33'19" to the East at Narmau Bangar and Narmau Kachhar & Competent/ Development authority-“Kanpur admeasuring 80,163.48 sq.mts area being developed by the promoter “**BAPL Infrabuild Pvt. Ltd.**” Promoter ID UPRERAPRM118562

1. Following technical professionals are appointed by Owner/ Promoter:-
 - a) Mr. Akash Shukla as L.S. / Architect ;
 - b) Mr. Akash Shukla as Structural Consultant;
 - c) Mr. Akash Shukla as MEP Consultant;
 - d) Mr. Dharmender Trivedi as Site Engineer/Supervisor.
2. The project is still ongoing. We have estimated the cost of the completion of plotted development work for 387 no.plots of the project Our estimated cost are based on the drawings/plans/information made available to us for the project under reference by the Promoter, Developer 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 B.

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(In Rs. Lakhs)							
Table -B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects							
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 7/Column 3)
1	Internal Roads & Footpaths	750	750	100%	750	750	100%
2	Water Supply/Drinking Water Facilities	100	95	95%	95	95	95%
3	Sewerage (chamber, lines, Septic Tank, STP)	250	230	92%	230	230	92%
4	Storm Water Drain	150	135	90%	135	135	90%
5	Landscaping & Tree Planting	80	72	90%	72	72	90%
6	Street Lighting	140	126	90%	126	126	90%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	100	90	90%	90	90	90%
9	Solid Waste Management & Disposal	30	29	95%	29	29	95%
10	Water Conservation, Rainwater harvesting	50	45	90%	45	45	90%
11	Energy Management/Use of Renewable Energy	0	0	0%	0	0	0%
12	Fire Protection and Fire Safety	0	0	0%	0	0	0%

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	Requirements						
13	Electrical Sub Station, Control Panel & Meter Room	1,000	880	88%	880	880	88%
14	Receiving Station	0	0	0%	0	0	0%
15	Plan of Development Works	200	84	42%	84	84	42%
16	Emergency Evacuation Services	0	0	0%	0	0	0%
17	Common Facilities in Basement	0	0	0%	0	0	0%
18	Others, if any	150	38	25%	38	38	25%
	TOTAL	3,000	2,573	86%	2,573	2,573	86%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 3,000 Lakhs**

(Total of column no. 3 in Tables A 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **31/12/2025 is Rs. 2,573 Lakhs** (Total of column no. 7 in Tables A 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

ATUL SAXENA

Signature & Name (BLOCK LETTER) of Engineer

Mobile No : 8130338494

Email ID: atul123_saxena@yahoo.co.in