

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 30.09.2025

Date: 11.09.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "The Sarayu -4" having RERA Registration No. UPRERAPRJ397318/10/2024 situated in Khasra no./Plot no 77-82, 83-96, 1442 Mi, 1442 Ba/1, 1442 Va/5 Village / Sector Village Tihura Manjha Tehsil Sadar Competent Authority/Development Authority - Ayodhya Development Authority, District Ayodhya, Uttar Pradesh, PIN 224135 admeasuring 32,416 sq.mts. area being developed by HOABL Realtech Private Limited

I/We, Vinod Kumar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "The Sarayu-4" having RERA Registration No. UPRERAPRJ397318/10/2024 situated in Khasra no./Plot no 77-82, 83-96, 1442 Mi, 1442 Ba/1, 1442 Va/5 Village / Sector Village Tihura Manjha Tehsil Sadar Competent Authority/Development Authority - Ayodhya Development Authority, District Ayodhya, Uttar Pradesh, PIN 224135 admeasuring 32,416 sq.mts. area being developed by HOABL Realtech Private Limited

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

- (i) M/s Sanjay Kumar Jain as L.S. / Architect ;
- (ii) M/s NA. as Structural Consultant
- (iii) M/s N.A. as MEP Consultant

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

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	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premises.	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
TOTAL							

(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 Lak)
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	752.10	22.56	3%	22.56	22.56	3%
2	Water Supply/Drinking Water Facilities	93.26	2.80	3%	2.80	2.80	3%
3	Sewerage (chamber, lines, Septic Tank, STP)	132.88	3.99	3%	3.99	3.99	0.03
4	Storm Water Drain	211.59	6.35	3%	6.35	6.35	3%
5	Landscaping & Tree Planting	598.85	0.00	0%	0.00	0.00	0%
6	Design For Electric Supply Including Street Lighting	129.62	0.00	0%	0.00	0.00	0%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	18.20	0.00	0%	0.00	0.00	0%
9	Solid Waste Management & Disposal	0.41	0.00	0%	0.00	0.00	0%
10	Water Conservation, Rainwater Harvesting	2.50	0.00	0%	0.00	0.00	0%
11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	NA	NA	NA	NA	NA	NA
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (other misc incl. salary, wages and admin)	1323.15	282.75	15%	198.47	198.47	15%
	TOTAL	3260.08	318.44		234.17	234.17	

3. We estimate the Total Cost for completion of the project under reference as **Rs 3260.08 Lak** (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 **30.09.2025** is **Rs. 234.23 Lak** (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

 (Vinod Kumar)

Signature & Name (IN BLOCK LETTERS) of Engineer

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