



CONSTRUCTIVE IDEAS

B-501, SETHI MAX ROYAL, SECTOR 76 NOIDA (U.P.)
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PAN: AXQPA3163K, GSTIN: 09AXQPA3163K127

FORM-REG-2
Date:08.07.2026

ENGINEER'S CERTIFICATE

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

Subject Certificate of Percentage of Completion for Amount Incurred for Construction and Development of the Project Group Housing Project "The Kutumb" UPRERAPRJ572873/11/2024 situated on Plot No. GH-4, Sector No. 5, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries 45 Meter Road to the North East, other property to the South East and 18 m wide Road to the South West and other property to the North West. Competent/Development Authority Ghaziabad Development Authority, District Ghaziabad PIN 201002 admeasuring 22576.63 Sqm. area being developed by M/s AAPL PROJECTS PRIVATE LIMITED.

I "Piyush Aggarwal" have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "The Kutumb" situated on the Khasra No./ Plot No. GH-4, Sector No. 5, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Competent/Development Authority Ghaziabad Development Authority, District Ghaziabad PIN 201002 admeasuring 22576.63 Sqm. area being developed by M/s AAPL PROJECTS PRIVATE LIMITED.

1 Following technical professionals were consulted by me for verification/for certification of the cost:

- (i) Mr. Kiran Yadav as Architect for Morphogenesis
- (ii) Dr. Vinod Jain as Structural Consultant for M/s Vintech Consultants
- (iii) Mr. Bikramjiet Kukreja as M&P Consultant for M/s V Consulting
- (iv) Mr. Jai Kumar as Site Supervisor

2 The project is New. 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 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.

TABLE A1-TOWER 1

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. in Lakhs)	Amount Incurred Till now (Rs. in Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (Column 3*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	146.64	51.61	100%	146.64	51.61	35.19%
2	Two number of Basement(s) and Plinth	2,602.08	2,602.08	100%	2,602.08	2,602.08	100.00%
3	Total number of Podiums-01 nos	-	-	0%	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	28 Total number of Slabs of Super Structure	2,939.17	1,060.79	37%	1,087.49	1,060.79	36.09%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	3,358.91	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises	618.73	-	0%	-	-	0.00%
8	Electrical Fittings within the Flat/premises	648.99	-	0%	-	-	0.00%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	278.57	-	0%	-	-	0.00%
10	The external plumbing and external plaster, Elevation,	932.56	-	0%	-	-	0.00%
11	Installation of lifts, water pumps, Fire Fighting Fittings and	883.75	-	0%	-	-	0.00%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC, Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	-	-	0%	-	-	0.00%
Sub total		12,409.40	3,714.48	-	3,836.21	3,714.48	-

TABLE A2-TOWER 2

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. in Lakhs)	Amount Incurred Till now (Rs. in Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (Column 3*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	146.64	73.54	100%	146.64	73.54	50.15%
2	Two number of Basement(s) and Plinth	2,602.08	2,602.08	100%	2,602.08	2,602.08	100.00%
3	Total number of Podiums--- 1 Nos	-	-	0%	-	-	-

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PIYUSH AGARWAL
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4	Stilt Floor	-	-	-	-	-	-
5	28 Total number of Slabs of Super Structure	2,939.17	416.31	15.00%	440.88	416.31	14.16%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	3,358.91	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises	618.73	-	0%	-	-	0.00%
8	Electrical Fittings within the Flat/premises	648.99	-	0%	-	-	0.00%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	278.57	-	0%	-	-	0.00%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks	932.56	-	0%	-	-	0.00%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.	883.75	-	0%	-	-	0.00%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	-	-	0%	-	-	-
Sub total		12,409.40	3,091.93	-	3,189.60	3,091.93	-

TABLE A3-TOWER 3

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. in Lakhs)	Amount Incurred Till now (Rs. in Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (Column 3*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	146.64	63.94	90%	131.98	63.94	43.60%
2	Two number of Basement(s) and Plinth	2,602.08	1,570.91	61%	1,587.27	1,570.91	60.37%
3	Total number of Podiums--- 1 Nos	-	-	0%	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	28 Total number of Slabs of Super Structure	2,939.17	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	3,358.91	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises	618.73	-	0%	-	-	0.00%
8	Electrical Fittings within the Flat/premises	648.99	-	0%	-	-	0.00%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	278.57	-	0%	-	-	0.00%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks	932.56	-	0%	-	-	0.00%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.	883.75	-	0%	-	-	0.00%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	-	-	0%	-	-	-
Sub total		12,409.40	1,634.85	-	1,719.24	1,634.85	-

TABLE A4-TOWER 4

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. in Lakhs)	Amount Incurred Till now (Rs. in Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (Column 3*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	146.64	67.62	55%	80.65	67.62	46.11%
2	Two number of Basement(s) and Plinth	2,602.08	1,498.18	60%	1,561.25	1,498.18	57.58%
3	Total number of Podiums--- 1 Nos	-	-	0%	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	28 Total number of Slabs of Super Structure	2,939.17	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	3,358.91	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises	618.73	-	0%	-	-	0.00%
8	Electrical Fittings within the Flat/premises	648.99	-	0%	-	-	0.00%

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9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	278.57		0%	-	-	0.00%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks	932.56		0%	-	-	0.00%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.	883.75		0%	-	-	0.00%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	-	-	0%	-	-	
Sub total		12,409.40	1,565.80		1,641.90	1,565.80	

Table B

Cost Incurred on Internal and external development works (Common Facilities) in respect of the entire Registered Project.

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost	Amount Incurred Till now	% Work Done as per latest REG-1	Expenditure Computed as per Reg. 1(Column 3*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	108.80		0%	-	-	0.00%
2	Water Supply/ Drinking Water facilities	16.36		0%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	21.82		0%	-	-	0.00%
4	Storm Water Drains	21.82		0%	-	-	0.00%
5	Landscaping & Tree Planting	67.45		0%	-	-	0.00%
6	Street Lighting	40.76		0%	-	-	0.00%
7	Community Buildings	4,013.82		0%	-	-	0.00%
8	Treatment and disposal of sewage and sullage water/STP	-		0%	-	-	
9	Solid Waste management & Disposal	-					
10	Water conservation, Rain water harvesting	23.51		0%	-	-	0.00%
11	Energy management/Use of Renewable Energy	-					
12	Fire protection and fire safety requirements	6.79		0%	-	-	0.00%
13	Electrical sub-station, Control Panel & Meter Room	1,706.09		0%	-	-	0.00%
14	Receiving Station	-					
15	Plan Of development Works	231.62		0%	-	-	0.00%
16	Emergency Evacuation Services	-					
17	Common facilities in Basement	-					
18	Others, if any (Please Specify)	-					
		6,258.84					
		55,896.44	10,007.06		10,386.95	10,007.06	

We estimate the Total Cost for completion of the project under reference as Rs. 558,96,43,997/- (Total of Column No.3 in Tables A1, A2, A3, A4 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the mentioned project is being developed.

The admissible expenditure till 30.06.2026 is Rs.100,07,06,276/- (Total of Column 7 in Tables A1, A2, A3, A4 and table B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost

Based on Site Inspection and estimated Cost calculation, with respect to each of the Buildings/Tower and allied works of the aforesaid Real Estate

Project, I/We certify as follows:

As on date of this certificate, the percentage of admissible Cost incurred for each of the Buildings/Towers of the Real Estate Project is as per table -

A1, A2, A3, A4

As on date of this certificate, the percentage of admissible Cost incurred for each of the activities which are common to overall Project is detailed in the table B

Yours Faithfully,

PIYUSH AGARWAL

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