

Atul Saxena

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

FORM-REG -2
Dated : 13/10/25

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)

Information as on: 30/09/25

Subject: Certificate of amount incurred for Construction and Development work of 1 no buildings AB (Group housing) of the Project "**Hare Krishna Ashiyana**" (UPRERA Registration Number – UPRERAPRJ424528/11/2024] situated on the Plot no. GH- 3, Khasra no – 873, 884, 909, 914, 945, 966, 1294, 1339 & 941/1357, situated at Rukmani Vihar Awasiya Yojna, Sector-1, Mauja Sunrakh Banger, Tehsil & District- Mathura ,Demarcated by its boundaries (latitude 27.563854 and longitude 77.659599 of the end points) of Village/city – Sunrakh Banger, Tehsil -Mathura, Competent/ Development authority MATHURA VRINDAVAN DEVELOPMENT AUTHORITY District Mathura 281121, Admeasuring 4026.61 sq. mts. area being developed by M/s **Epoch Realtech Private Limited**. Promoter ID UPRERAPRM316219

I Atul Saxena have undertaken assignment as Project Engineer for amount incurred for the work done of the Project "**Hare Krishna Ashiyana**" (UPRERA Registration Number – UPRERAPRJ424528/11/2024] situated on the Plot no. GH- 3, Khasra no – 873, 884, 909, 914, 945, 966, 1294, 1339 & 941/1357, situated at Rukmani Vihar Awasiya Yojna, Sector-1, Mauja Sunrakh Banger, Tehsil & District- Mathura , Village/city – Sunrakh Banger, Tehsil -Mathura, Competent/ Development authority MATHURA VRINDAVAN DEVELOPMENT AUTHORITY District Mathura 281121, Admeasuring 4026.61 sq. mts. area being developed by M/s **Epoch Realtech Private Limited**. Promoter ID UPRERAPRM316219

1. Following technical professionals are appointed by owner/developer and were consulted by me for verification /for certification of the cost:

- (i) Mrs. Anupama Bajaj as Architect
- (ii) Mr. Bajaj Consultants as Structural Consultant for M/S Alex Associates
- (iii) Mr. Bajaj Consultants as MEP Consultant for M/s V/C Consulting
- (iv) M/r. Rajnish kumar as Site Supervisor/Site Incharge

2.The project has started. 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

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following table A and B.

(In Rs. Lakhs)							
Table –A1							
Building/Wing/Block/Tower no or Name		Building AB (Stilt+10 Floors)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	50	50	100%	50	50	100%
2	Total Number of Basement and Plinth	270	270	100%	270	270	100%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	146	146	100%	146	146	100%
5	Total Number of Slabs of Super Structure	1,250	338	16%	338	338	16%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	300	30	8%	30	30	8%
7	Sanitary fittings within the Flat Premises	150	8	0%	8	8	0%
8	Electrical Fitting within the Flat Premises	150	11	5%	11	11	5%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	50	8	9%	8	8	9%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	150	3	0%	3	3	0%
	Installation of Lifts,	100	0	0%	0	0	0%

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11	Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.						
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.	75	0	0%	0	0	0%
	TOTAL	2,691	862	32%	862	862	32%

(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	30	3	10%	3	3	10%
2	Water Supply/Drinking Water Facilities	15	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	10	0	0%	0	0	0%
	Storm Water Drain	10	0	0%	0	0	0%

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4							
5	Landscaping & Tree Planting	10	0	0%	0	0	0%
6	Street Lighting	15	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	15	0	0%	0	0	0%
9	Solid Waste Management & Disposal	10	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	10	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	15	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	20	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	20	0	0%	0	0	0%
14	Receiving Station	10	0	0%	0	0	0%
15	Plan of Development Works	0	0	0%	0	0	0%
16	Emergency Evacuation Services	5	0	0%	0	0	0%
17	Common Facilities in Basement	5	0	0%	0	0	0%
18	Others, if any	0	0	0%	0	0	0%
	TOTAL	200	3	2%	3	3	0%

3. We estimate the Total Cost for completion of the project under reference as Rs. 2,891 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.

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4. The admissible expenditure till **30/09/25 is Rs. 865 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-A

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

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