



Annexure 2: Engineer Certificate (Form-REG-2)

ENGINEER'S CERTIFICATE		Form-REG-1
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)		
No. : 001/25-26.....	Date: 12 th January 2026	
Information as on 31st December 2025		
Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s)/ two Block(s) of the single Phase of the Project A R Domain having UPRERA Registration Number UPRERAPRJ699935/25/2025 situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALBAD, District Ghaziabad, UP, Demarcated by its boundaries 28.718994/77.453152 to the North, 28.717847/77.453580 to the South, 28.718444/77.454038 to the East, and 28.718388/77.452688 to the West of village MORTA Tehsil JALALBAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD. I Rajani Gupta from Precision Valtech have undertaken assignment as an Engineer for certifying Percentage of work done for the project A R Domain having UPRERA Registration Number UPRERAPRJ699935/25/2025 situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALBAD, District Ghaziabad, UP, Demarcated by its boundaries 28.718994/77.453152 to the North, 28.717847/77.453580 to the South, 28.718444/77.454038 to the East, and 28.718388/77.452688 to the West of village MORTA Tehsil JALALBAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.		
1. Following technical professionals are appointed by Promoter: - (i) M/s Space Designers International (Ar Vishal Mittal) as Licensed Surveyor/Architect (ii) M/s S Dac Engineers (Er Vikas Kumar Garg) as Structural Consultant (iii) M/s P DackV Consulting Engineers (Shri Pramod Sharma) as MEP Consultant (iv) Shri Nikhil Sharma 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 Plotted Development/ Building(s)/Wings(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:		

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Table-A							
Tower A		(Cost In Rs. Lacs)					
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 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 no7/ Column 3)
1	Excavation	12.90	0006.88	0	0	0006.88	53.33%
2	Total Number of Basement and Plinth	1028.92	0118.67	0	0	0118.67	11.53%
3	Total Number of Podiums	NA					
4	Stilt Floor	NA					
5	Total Number of Slabs of Super Structure	1579.33	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	743.54	0	0	0	0	0
7	Sanitary Fittings Within the Flat/Premises,	183.88	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises,	222.43	0	0	0	0	00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Stair cases and Lifts	200.33	0	0	0	0	0
10	The external plaster plumbing and elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	313.62	0	0	0	0	0
	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	395.66	0	0	0	0	0

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11	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 Lifts 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	0	0	0	0	0
Total		4680.61	0125.55	0	0	0125.55	0

Rs. One Crore Twenty-Five Lakhs Twenty-Five Thousand Seven Hundred Sixty-Six Only

Tower B		Table-B				(Cost In Rs. Lacs)	
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 ` 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 no7/ Column 3)
1	Excavation	12.90	0005.17	0	0	0005.17	40%
2	Total Number of Basement and Plinth	1028.92	0008.64	0	0	0008.64	0.84%
	Total Number of	NA					

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3	Podiums							
4	Stilt Floor	NA						
5	Total Number of Slabs of Super Structure	1579.33	0	0	0	0	0	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	743.54	0	0	0	0	0	
7	Sanitary Fittings Within the Flat/Premises,	183.88	0	0	0	0	0	
8	Electrical Fitting within the Flat/Premises,	222.43	0	0	0	0	00	
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Stair cases and Lifts	200.33	0	0	0	0	0	
10	The external plaster plumbing and elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	313.62	0	0	0	0	0	
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.	395.66	0	0	0	0	0	
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts Act 2024, water pumps, Fire Fighting Fittings	NA	0	0	0	0	0	

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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.							
Total	4680.61	0013.80	0	0		0013.80	0
Rs Thirteen Lakhs Eight Thousand Only							
(Cost In Rs. Lacs)							

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
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	72.82	0	0	0	0	0
2	Water Supply/ Drinking Water Facilities	21.47	0	0	0	0	0
3	Sewerage (Chamber, lines, septic tank, STP)	69.00	0	0	0	0	0
4	Storm Water Drain	18.01	0	0	0	0	0
5	Landscaping & Tree Planting	131.33	0	0	0	0	0
6	Street Lighting	16.82	0	0	0	0	0
7	Community Buildings	324.20	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water / STP	NA					
9	Solid Waste Management & Disposal	NA					
10	Water Conservation, Rainwater Harvesting	39.00	0	0	0	0	0
11	Energy Management/	0	0	0	0	0	0

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We deliver business value

Rajani Gupta (B.E.-Civil, FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-1644756)
Govt. App. Valuer (V-04-2017-18)
Inst. of Valuer (F 25858)

	Use of Renewable Energy						
12	Fire Protection and fire safety requirements	17.76	0	0	0	0	0
13	Electrical Substation, Control Panel & Meter Room	68.27	0	0	0	0	0
14	Receiving Station	NA					
15	Plan of Development works	NA					
16	Emergency Evacuation Services	NA					
17	Common Facilities in Basements	NA					
18	Others, if any (please specify)	NA					
	Total	778.68	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as **Rs. 1,01,39,90,146.00** (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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31st Dec 25 is **Rs. 1,39,36,654.00** (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

Precision Valtech

Proprietor

Rajni Gupta

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile NO.: 8588843840

Email ID.: rajanigupta05@gmail.com.