



Precision Valtech

We deliver business value

Rajani Gupta (B.E.-Civil, FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-164475-5)
Govt. App. Valuer(V-04-2017-18)
Inst. of Valuer (F:25858)

Annexure 2: Engineer's Certificate

(Form-REG-2)

No : S01/ARD/RERA/2026-27

Date: 13th July 2026

Subject:

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/ two Block(s) of the single Phase of the Project A R Domain having UPRERA Registration Number UPRERAPRJ699935/05/2025 situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALABAD, 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 JALALABAD 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 of Percentage of Completion of Construction Work of 1 Building(s)/ two Block(s) of One Project A R Domain having UPRERA Registration Number UPRERAPRJ699935/05/2025 situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALABAD, 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 JALALABAD 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 owner / Promotor :-

- M/s Space Design International as L.S. / Architect ;
- M/s S Dac Engineers (Er Vikas Kumar Garg) Structural Consultant.
- M/s PKV Consulting Engineers (Shri Pramod Sharma) as MEP Consultant
- Sri Nikhil Sharma as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ699935/05/25 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

TABLE - A (TOWER A)

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 REG-1 (Col 3x Col 5)	Admissible Expenditure (Lower of Col 4 and Col 6)	Value of Work done in % as per Admissible Expenditure (Col 7/ Col 3)
1	Excavation	12.90	6.80	90%	11.61	6.80	53%
2	Two number of Basement(s)	1,028.92	503.65	40%	411.57	411.57	40%
3	1 number of podium / club floor (under tower area)	NA					
4	Stilt Floor	NA					
5	15 slabs of super structure	1,579.33	-	0%	-	-	0%
6	Internal walls, internal plaster, flooring, doors and windows in each of the flat/ Premises.	743.54	-	0%	-	-	0%
7	Sanitary & electrical fittings within the flat/ premises.	406.31	-	0%	-	-	0%
8	Staircases, lift well, lobbies at each floor connecting staircases & lifts, OHT /UGT.	200.33	-	0%	-	-	0%
9	Elevation, external plaster, plumbing, completion of terraces with waterproofing of the building / block/ tower.	313.62	-	0%	-	-	0%
10	Installation of lifts, water pumps, fire fighting fittings & equipment as per CFO NOC, Electrical fittings to common areas, electro-mechanical equipments, Compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, plinth protection, paving of areas appurtenant to building /block/tower, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion certificate.	395.66	-	0%	-	-	0%
Total		4,680.61				418.37	9%



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TABLE - A (TOWER B)

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 REG-1 (Col 3x Col 5)	Admissible Expenditure (Lower of Col 4 and Col 6)	Value of Work done in % as per Admissible Expenditure (Col 7/ Col 3)
1	Excavation	12.90	6.73	90%	11.61	6.73	52%
2	Two number of Basement(s)	1,028.92	314.26	20%	205.78	205.78	20%
3	1 number of podium / club floor (under tower area)	NA					
4	Stilt Floor	NA					
5	15 slabs of super structure	1,579.33	-	0%	-	-	0%
6	Internal walls, internal plaster, flooring, doors and windows in each of the flat/ Premises.	743.54	-	0%	-	-	0%
7	Sanitary & electrical fittings within the flat/ premises.	406.31	-	0%	-	-	0%
8	Staircases, lift well, lobbies at each floor level connecting staircases & lifts, OHT /UGT.	200.33	-	0%	-	-	0%
9	Elevation, external plaster, plumbing, completion of terraces with waterproofing of the building / block/ tower	313.62	-	0%	-	-	0%
10	Installation of lifts, water pumps, fire fighting fittings & equipment as per CFO NOC, Electrical fittings to common areas, electro-mechanical equipments, Compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, plinth protection, paving of areas appurtenant to building /block/tower, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion certificate.	395.66	-	0%	-	-	0%
Total		4,680.61				212.51	5%

TABLE - B FOR ENTIRE 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 REG-1 (Col 3x Col 5)	Admissible Expenditure (Lower of Col 4 and Col 6)	Value of Work done in % as per Admissible Expenditure (Col 7/ Col 3)
1	Internal Roads And Footpaths	72.82	0	0%	0	0	0%
2	Water Supply /Drinking Water	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	Landscape and tree planting	131.33	0	0%	0	0	0%
6	Street Lighting	16.82	0	0%	0	0	0%
7	Community Building	324.20	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage Water / STP	Part of Sewerage					
9	Solid Waste management & Disposal	Part of Sewerage					





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TABLE - A (TOWER B)							
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 REG-1 (Col 3x Col 5)	Admissible Expenditure (Lower of Col 4 and Col 6)	Value of Work done in % as per Admissible Expenditure (Col 7/ Col 3)
10	Water conservation, Rain water harvesting	39.00	0.00	0%	0.00	0.00	0%
11	Energy Management/Use of Renewable Energy	Part of Electrical Services					
12	Fire protection and fire safety requirements	17.76	0.00	0%	0.00	0.00	0%
13	Electrical Sub station, control panel and Meter room	68.27	0.00	0%	0.00	0.00	0%
14	Receiving Station	Part of Electrical Services					
15	Plan of Development Works	Part of External Development					
17	Common Facilities in Basement	NA					
18	Others if Any (Please specify)	NA					
	Total	778.68	0.00		0.00	0.00	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 **30th June 26** is Rs. **6,30,88,000.00**(Total of column no.7 in Tables A1 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


Reg. No.-
04-2017-18
F:25858

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