

ENGINEER'S CERTIFICATE (On Letter Head)

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.....11.....

Date:

Information as on 15.07.2026

Subject: Certificate of Percentage of Completion of Construction Work of 102 Plots of the Project "FLOWER CITY" [UPRERA Registration Number-UPRERAPRJ977145/05/2025] situated on the Khasra No. part of part of 439 and 440, Demarcated by its boundaries (latitude and longitude of the end points) 28.3329007 and 79.5794240 to the North 28.3310840 and 79.5784788 to the South 28.3321638 and 79.5796633 to the East 28.3318690 and 79.5780715 to the West of village Amlonipur; Tehsil Sadar Jila, Bareilly; Competent/ Development Authority jila panchayat, bareilly; District bareilly, PIN- 243123 admeasuring 19995 sq.mts. area being developed by Accord Developer.

I/We have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of 102 Plots of the Project "FLOWER CITY" [UPRERA Registration Number-UPRERAPRJ977145/05/2025] situated on the Khasra No. part of part of 439 and 440, Demarcated by its boundaries (latitude and longitude of the end points) 28.3329007 and 79.5794240 to the North 28.3310840 and 79.5784788 to the South 28.3321638 and 79.5796633 to the East 28.3318690 and 79.5780715 to the West of village Amlonipur; Tehsil Sadar Jila, Bareilly; Competent/ Development Authority jila panchayat, bareilly; District bareilly, PIN- 243123 admeasuring 19995 sq.mts. area being developed by Accord Developer.

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

- (i) M/s/Shri/Smt _____ as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ 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)/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

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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
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		
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.						
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.						
	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

1	2	3	4	5	6	7	8 (in Rs Lac)
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	45	24	10%	4.5	4.5	10%
2	Water Supply/Drinking Water Facilities	30	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	35	34.95	100%	35	34.95	100%
4	Storm Water Drain	30	0	0%	0	0	0%
5	Landscaping & Tree Planting	20	13	80%	16	13	65%
6	Street Lighting	10	29.26	10%	1	1	10%
7	Community Buildings	20	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	25	4.4	30%	7.5	4.4	18%
9	Solid Waste Management & Disposal	15	0	0%	0	0	0%
10	Water Conservation, Rainwater Harvesting	15	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	5	0	0%	0	0	0%
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 (Demarcation of plots)	30	20	100%	30	20	67%
19	Others, if any (Boundary wall)	20	15	100%	20	15	75%
20	Others, if any (parks)	30	29	80%	24	24	80%
	TOTAL	330	169.61		138	116.85	35%

3. We estimate the Total Cost for completion of the project under reference as Rs. 330 (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 31.03.2026 is Rs. 95 Lakhs (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.

SHAH RUKH KHAN

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No.
Email ID

