

ENGINEER'S CERTIFICATE

Ref No. VSPL/IPD/2324-066/057

Date: 13-04-2026

Information as on 10-04-2026

Subject: Certificate of Percentage of work done for the Project Phase- 1 of Atal Puram Scheme, Situated at Kakua & Bhandai Village, Gwalior Road Agra Project Khasra No/ Plot no. 609, 610, 611, 612, 613, 614, 615, 616, 617, etc. Tehsil Agra Competent/Development Authority Agra District Agra PIN 282009 admeasuring 44.837 Ha. area being developed by Agra Development Authority.

I/We Voyants Solutions Private Limited have undertaken assignment as Architect for certifying Percentage of work done for the Phase- 1 of Atal Puram Scheme, situated on the Khasra No/ Plot no. 609, 610, 611, 612, 613, 614, 615, 616, 617 etc. of village Kakua & Bhandai Tehsil Agra competent/development authority Agra District Agra PIN 282009 admeasuring 44.837 Ha. area being developed by Agra Development Authority.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
 - i. M/s Voyants Solutions Pvt Ltd as Licensed Surveyor / Architect
 - ii. M/s Voyants Solutions Pvt Ltd as Structural Consultant
 - iii. M/s Voyants Solutions Pvt Ltd as MEP Consultant
 - iv. M/s Voyants Solutions Pvt Ltd as Site Supervisor

The project commencement date 16-07-2025. We have estimated the cost of the completion of the site development works for Phase-1 of the project. Our estimated cost calculations are based on the drawings/plans BoQs available with us for the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Agra Development Authority and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Agra Development Authority, and the fair assumption of the cost of material, labour and other inputs made by Agra Development Authority, and the site inspection carried out by us is given in following Table A and Table B:

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

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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.		NA				
	TOTAL						

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost in (INR Cr)	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	51.81	5.19	3.5%			
2	Water Supply/Drinking Water Facilities	15.6	0.00	0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	11.14	0.00	0%			
4	Storm Water Drain	4.59	0.00	0%			
5	Landscaping & Tree Planting	14.457	0.00	0%			
6	Street Lighting	5.10	0.00	0%			
7	Community Buildings	NA	NA	NA			
8	Treatment & Disposal of Sewage and Sullage water /STP	28.5	0.00	0%			
9	Solid Waste Management & Disposal	4.16	0.00	0%			

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10	Water Conservation, Rainwater Harvesting	0.94	0.00	0%			
11	Energy Management/Use of Renewable Energy	NA	NA	NA			
12	Fire Protection and Fire Safety Requirements	NA	NA	NA			
13	Electrical Sub Station, Control Panel & Meter Room	25.639	0.00	0%			
14	Receiving Station	NA	NA	NA			
15	Plan of Development Works	4.59	0.00	0%			
16	Emergency Evacuation Services	NA	NA	NA			
17	Common Facilities in Basement	NA	NA	NA			
18	Others, if any (please specify)	-	-	-			
	Power Infrastructure	1.095					
	Utility Duct	17.779	0.70	0.25%			
	Safety & Security (ICT)	5.29	0.00	0%			
	External Development	28.00	0.00	0%			
	TOTAL	218.690	5.89	3.75%			

3. We estimate the Total Cost for completion of the project under reference as Rs. **218.69** (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 28-08-2025 is Rs.0.00 (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,




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