

ENGINEER'S CERTIFICATE

Form-REG-2

No. REPL/GGL/04/26 (To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)
Date: 31st March 2026

Information as on 31st March 2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "AVENUE-9" situate in Khasra No/ Plot no REP-01, Sector 27, Greater Noida, G.B Nagar, (U.P) of East of Tehsil Gautam Buddha Nagar Competent, Development Authority Greater Noida Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 63257 sq.mts. area being developed by M/s AR Landcraft LLP.

We Rudrabhishek Enterprises Ltd.(REPL) have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Avenue-9", situate on the No/ Plot no REP-01, Sector 27, Greater Noida, G.B Nagar, (U.P) of East of Tehsil Gautam Buddha Nagar Competent, Development Authority Greater Noida Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 63257 sq.mts. area being developed by M/s AR Landcraft LLP.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) M/s/Shri/Smt **Golden India Architects (Ar. Avnish Srivastava)** as Licensed Surveyor / Architect
 - (ii) M/s/Shri/Smt **Paresh and Associates** as Structural Consultant
 - (iii) M/s/Shri/Smt **Consummate Engineering Services Pvt. Ltd** 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)

Tower Name - Avenue-09
(As per Approved Building Plans)

Building/Wing/ Block /Tower Number or Name		Avenue-09 (Table-A)					
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	669.0	208.99	68%	454.92	208.99	31.2%
2	Total Number of Basement and Plinth						
3	Total Number of Podiums	13886.0	180.0	1.30%	180	180	1.3%
4	Still Floor						
5	Total Number of Slabs of Super Structure	15416.8	0.00	0%	-	-	0.0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	6409.0	0.00	0%	-	-	0.0%
7	Sanitary Fittings within the Flat/Premises,	551.0	0.00	0%	-	-	0.0%
8	Electrical Fitting within the Flat/Premises	1199.0	0.00	0%	-	-	0.0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	189.0	0.00	0%	-	-	0.0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1056.0	0.00	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.	2237.0	0.00	0%	-	-	0.0%
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.	12648.3	2003.82	17%	2,150.22	2,003.82	15.8%
	TOTAL	54261.2	2392.8		2785.1	2392.8	4.41%



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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	388.84	65.00	17.00%	66.10	65.00	16.7%
2	Water Supply/Drinking Water Facilities	0.00	-	0.00%	-	-	0.0%
3	Sewerage (chamber, lines, Septic Tank, STP)	100.00	-	0.00%	-	-	0.0%
4	Storm Water Drain	0.00	-	0.00%	-	-	0.0%
5	Landscaping & Tree Planting	100.00	-	0.00%	-	-	0.0%
6	Street Lighting	17.25	-	0.00%	-	-	0.0%
7	Community Buildings	0.00	-	0.00%	-	-	0.0%
8	Treatment & Disposal of Sewage and Sullage water /STP	54.00	-	0.00%	-	-	0.0%
9	Solid Waste Management & Disposal	0.00	-	0.00%	-	-	0.0%
10	Water Conservation, Rainwater Harvesting	0.00	-	0.00%	-	-	0.0%
11	Energy Management/Use of Renewable Energy	0.00	-	0.00%	-	-	0.0%
12	Fire Protection and Fire Safety Requirements	0.00	-	0.00%	-	-	0.0%
13	Electrical Sub Station, Control Panel & Meter Room	148.40	-	0.00%	-	-	0.0%
14	Receiving Station	0.00	-	0.00%	-	-	0.0%
15	Plan of Development Works	0.00	-	0.00%	-	-	0.0%
16	Emergency Evacuation Services	0.00	-	0.00%	-	-	0.0%
17	Common Facilities in Basement	124.00	-	0.00%	-	-	0.0%
18	Others, if any (Security, Basement Ventilation Misc)	2,063.34	100.19	5.00%	103.17	100.19	4.9%
	TOTAL	2995.8	165.2		169.3	165.2	5.5%

3. We estimate the Total Cost for completion of the project under reference as Rs. 57257 (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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till o is Rs.2558 (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 is 4.41%

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 5.5% as detailed in the Table-B.

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



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