

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
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C-16D, Rajat Vihar,
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FORM-REG -II
Dated : 15/01/26

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Information as on: 31/12/25

Subject: Certificate of Percentage of Completion of Construction Work of 1 Nos Commercial/ Hotel block of the Project **"JP PARKS "** (UPRERA Registration Number – UPRERAPRJ775503/06/2025) Situated on the Plot no C-03, Sector PI- 1, Greater Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°27'37.4"N, 77°32'10.4"E, 28°27'44.7"N, 77°32'11.9" E, 28°27'46.1"N, 77°32'08.8" E, Competent/ Development authority GREATER NOIDA DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 201310 admeasuring 4375.75 Sq.mt. area being developed by **M/s. GANADHIPATI CONSTRUCTION PRIVATE LIMITED. Promoter ID UPRERAPRM365833**

I Atul Saxena have undertaken assignment as Project Engineer for certifying estimate of the Project **"JP PARKS"** (UPRERA Registration Number – UPRERAPRJ775503/06/2025) situated on the Plot no C-03, SECTOR PI- 1, GREATER NOIDA, competent/ Development Authority GREATER NOIDA DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 201310 admeasuring 4375.75 Sq.mt. area being developed by M/s. GANADHIPATI CONSTRUCTION PRIVATE LIMITED. **Promoter ID UPRERAPRM365833**

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i)** Mr. Modarchindia as Architect
- (ii)** Mr. Optimum Design as Structural Consultant
- (iii)** Mr. Udayan Chaudhari as MEP Consultant
- (iv)** Mr. Subhash Patel as Site Supervisor

2. The project has started. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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.

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(In Rs. Lakhs)

Table –A

Building/Wing/Block/Tower no or Name- Commercial		Commercial /Hotel Block (2B + LG + G + 16 floor)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	50	30	60%	0	0	60%
2	Total Number of Basement and Plinth	900	225	25%	0	0	25%
3	Total Number of Podiums	NA	0	0%	0	0	0%
4	Stilt Floor	150	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	1,450	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	1,088	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	125	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	138	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	175	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	155	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical fittings to	150	0	0%	0	0	0%

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	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.	119	0	0%	0	0	0%
	TOTAL	4,500	255	6%	255	255	6%

(In Rs. Lakhs)							
Table -B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects							
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 7/Column 3
1	Internal Roads & Footpaths	94	0	8%	8	0	0%
2	Water Supply/Drinking Water Facilities	51	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	86	0	0%	0	0	0%
4	Storm Water Drain	58	0	0%	0	0	0%
5	Landscaping & Tree Planting	43	0	0%	0	0	0%

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6	Street Lighting	26	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	45	0	0%	0	0	0%
9	Solid Waste Management & Disposal	42	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	32	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	22	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	71	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	60	0	0%	0	0	0%
14	Receiving Station	35	0	0%	0	0	0%
15	Plan of Development Works	0	0	0%	0	0	0%
16	Emergency Evacuation Services	0	0	0%	0	0	0%
17	Common Facilities in Basement	44	0	0%	0	0	0%
18	Others, if any	91	0	10%	9	0	10%
	TOTAL	800	17	2%	17	17	2%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 53, 00 Lakhs**, (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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **31/12/25** is **Rs. 272 Lakhs** (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

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Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A

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

ATUL SAXENA

Signature & Name of Engineer

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