

Form-REG-2

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)

No.....

Date:09-07-2026

Information as on 09-07-2026

Subject-Certificate of amount incurred for Construction & Development of the project GRACEWORLD situated on the Khasra No/ Plot no :- KHASRA NO-1265M noomagar ghaziabad Demarcated by its boundaries (28°10'33"N 77°43'43"E of the end points) 45.00 MT. WIDE ROAD to the north East, OTHER PLOT to the South East, OTHER PLOT to the North West, OTHER PLOT to the South West of RAJ NAGAR EXT. , Tehsil - GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY, District - GHAZIABAD, PIN- 201001 , admeasuring 1848.38 sq.mts. area being developed by [GRACE REALTECH DEVELOPERS PRIVATE LIMITED]

I/We, Kashi Akhtar have under taken assignment as Project Engineer for certifying the amount incurred for the work done on the project GRACE WORLD

COMMERCIAL Building(s)/Block/Tower

(s) of 1st Phase of the Project, situated on the Khasra No/ Plot no - 1265 NOORNAGAR RAJ NAGAR EXTENSION, Ghaziabad, Tehsil - Ghaziabad competent/ development authority GHAZIABAD, District-GHAZIABAD, PIN-201001 admeasuring 1848.38 sq.mts area being developed by [GRACE REALTECH DEVELOPERS PRIVATE LIMITED]

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

- | | | | |
|-------|----------------|---------------------------------|--------------------------|
| (i) | M/s/ Shri/ Smt | SINGLA ARCHITECT AND ASSOCIATES | as Architect |
| (ii) | M/s/ Shri/ Smt | RZSET CONSULTANT . | as Structural Consultant |
| (iii) | M/s/ Shri/ Smt | WDESIGN CONSULTANT | as MEP Consultant |
| (iv) | M/s/ Shri/ Smt | Mohd.khushnood | 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:

Table - A

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	843837.5	8,43,837.50	100%	8,43,837.50	8,43,837.50	100%
2	Total Number of Basement and Plinth	49001000	3,92,00,800.00	80%	3,92,00,800.00	3,92,00,800.00	80%
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of Slabs of Super Structure	52867500	2,11,47,000.00	40%	2,11,47,000.00	2,11,47,000.00	40%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	69838097.25	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises,	3080500	0.00	0%	0.00	0.00	0%
8	Electrical Fitting within the Flat/Premises	29008250	0.00	0%	0.00	0.00	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	5600000	0.00	0%	0.00	0.00	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	30149297.13	0.00	0%	0.00	0.00	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.	-	0.00	0%	0.00	0.00	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.	-	0.00	0%	0.00	0.00	0%
TOTAL		240388481.9	6,11,91,637.50		6,11,91,637.50	6,11,91,637.50	0%



(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							
							(in Rs Lac)
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 No. 7 /Column No. 3)
1	Internal Roads & Footpaths	4500000	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	3500000	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	3000000	0	0%	0	0	0%
4	Storm Water Drain	2500000	0	0%	0	0	0%
5	Landscaping & Tree Planting	2150000	0	0%	0	0	0%
6	Street Lighting	2030000	0	0%	0	0	0%
7	Community Buildings	2000000	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	1940000	0	0%	0	0	0%
9	Solid Waste Management & Disposal	1730000	0	0%	0	0	0%
10	Water Conservation, Rainwater Harvesting	1830000	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	1530000	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	1010000	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	1150000	0	0%	0	0	0%
14	Receiving Station	1000000	0	0%	0	0	0%
15	Plan of Development Works	1050000	0	0%	0	0	0%
16	Emergency Evacuation Services	2030000	0	0%	0	0	0%
17	Common Facilities in Basement	2050000	0	0%	0	0	0%
18	Others, if any (please specify)						
	TOTAL	35000000	0	0%	0	0	0%

3. We estimate the Total Cost for completion of the project under reference as Rs=27.5(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 09-07-2026 is Rs6.11 Crore (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

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