

# Atul Saxena

Chartered Engineer,  
MIE, M - 1714966  
B. Tech (Civil), NIT(W)  
C-16D, Rajat Vihar,  
Sector -62, Noida

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FORM-REG -II  
Dated : 09/04/25

## ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

**Subject :-** Certificate of Percentage of Completion of Construction Work of 158 Villas & 17 Plots Work for the project "Lohia One " [UPRERA Registration Number Applied for ] situated on the Khasra No/ Plot no 560, 561, 562, 609, 610, 612, 613, Village Pakbara, Tehsil & District Moradabad, Pin -244001 and Competent/ Development authority-"Moradabad Development Authority, Moradabad admeasuring 39024.98 sq.mts area being developed by the promoter "M/s. Lohia Developers India Pvt. Ltd.".

I, Atul Saxena have undertaken assignment certifying Percentage of Completion Work as mentioned above of the project being developed by the promoter "M/s. Lohia Developers India Pvt. Ltd.".

1. Following technical professionals are appointed by Owner/Developer and were consulted by me for verification /for certification of the cost:
  - a. Mrs. Anuj Gupta of M/s. ANI as Architect
  - b. Mr. Manish Gupta of M/s. Manish Consultants as Structural Consultant
  - c. Mr. Sunil Kumar Nayyar of M/s. Sunil Nayyar Consultants as MEP Consultant
  - d. Mr. Gaurav Rana as Site Incharge
2. The project has to start. 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.
3. We estimate the total Cost for completion of the project under reference as Rs. 11,614/- Lakhs for area to be registered in RERA (Total of S.No. 1 in Tables A1, A2, A3, A4, A5 and B) including cost of development of common facilities excluding cost of Land etc.  
The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

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4. The estimated actual cost incurred till 28/02/2025 is calculated at Rs. 80 /- Lakhs (Total of S. No. 2 in Tables A1, A2, A3, A4, A5 and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 11,534 /-Lakhs, (Total of S.No. 4 in Tables A1, A2, A3, A4, A5 and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on date is as given in Tables A and B below :

**Table A 1**  
(Villas Type –A -42 Nos)

S.No.	Particulars	Amount (In lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 2,555
2	Actual Cost incurred as on 28/02/2025 (Based on estimated cost)	Rs. 80
3	Work done in percentage (As percentage of original estimated cost)	3.1 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,475
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	3.1 %

**Table A 2**  
(Villas Type –B - 58 Nos)

S.No.	Particulars	Amount (In lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.2,987
2	Actual Cost incurred as on 28/02/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,987
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

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**Table A 3**  
(Villas Type –C - 58 Nos)

S.No.	Particulars	Amount (In lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 2,714
2	Actual Cost incurred as on 28/02/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,714
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

**Table A 4**  
(Commercial Building)

S.No.	Particulars	Amount (In lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 30
2	Actual Cost incurred as on 28/02/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 30
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

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**Table A 5**  
(Club Building)

S.No.	Particulars	Amount (In lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 1,000
2	Actual Cost incurred as on 28/02/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,000
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

**Table- B**

(Internal & External Development works and common amenities for entire project )

S.No.	Particulars	Amount (In lakhs)
1	Total estimated cost of internal and external development works. including common amenities and facilities (Based on original estimate)	Rs. 2,328
2	Actual Cost incurred as on 28/02/2025 (Based on estimated cost)	Rs.0/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,328
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

This is issued on specific request of the Promoter M/s "Lohia Developers India Pvt. Ltd.". for RERA Compliance & based on information/ drawings/data made available to us.

**Signature of Engineer**

**Name :- Atul Saxena**

**Aadhar No :- 4626 6870 9229**

**PAN No. :- ARJPS5369J**