



Shree Bala Ji

REGISTERED CERTIFICATE (On Letter Head)

ARCHITECTS & PLANNERS

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Form 106 Sonani Vihar, Near Sainik Dhaba

Ragbareli Road, Lucknow

9838088111, 9140866850, 9170444596

Information as on : 30/6/2026

Subject:

Certificate of Amount Incurred for Construction and Development of the Project Radha Kripa Nikunj [UPRERA Registration Number: UPRERAPRJ398134/08/2025] situated in on the Khassra No./ Plot no. 433A & 435 of village Unchagaon Tehsil Barsana Tehsil Govardhan, U.P. Competent Development Authority Zila Panchayat, Mathura, District: Mathura, PIN-281001 admeasuring 7.592 sqm area being developed by Mr. Galsaya Dev.

I Pradeep Kumar Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Radha Kripa Nikunj [UPRERA Registration Number: UPRERAPRJ398134/08/2025] situated in on the Khassra No./ Plot no. 433A & 435 of village Unchagaon Tehsil Barsana Tehsil Govardhan, U.P. Competent Development Authority Zila Panchayat, Mathura, District: Mathura, PIN-281001 admeasuring 7.592 sqm area being developed by Mr. Galsaya Dev.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- M/s/ Rishi verma as Licensed Surveyor / Architect
 - M/s/ MUKESH SRIVASTAVA 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)

Table - A1

Building/Wing/ Block /Tower Number or Name		BLOCK 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 RRG-1	Expenditure computed as per RRG-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	51.69	38.7675	75%	38.7675	38.7675	75%
2	Total Number of Basement and Plinth	344.6	172.3	50%	172.3	172.3	50%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	206.76	82.704	40%	82.704	82.704	40%
5	Total Number of Slabs of Super Structure	1206.1	120.61	10%	120.61	120.61	10%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	689.2	68.92	10%	68.92	68.92	10%
7	Sanitary Fittings within the Flat/Premises,	172.3	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	172.3	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	137.84	0	0%	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	172.3	0	0%	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.	206.76	0	0%	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 CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	86.15	0	0%	0	0	0%
TOTAL		3446	483.30	14.03%	483.30	483.30	14.03%

(in Rs Lac)

Table - A2

Building/Wing/ Block /Tower Number or Name		BLOCK B					
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 6)
1	Excavation	14.15	14.15	100%	14.15	14.15	100%
2	Total Number of Basement and Plinth	94.3	94.3	100%	94.3	94.3	100%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	56.58	28.29	50%	28.29	28.29	50%
5	Total Number of Slabs of Super Structure	330.05	66.01	20%	66.01	66.01	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	188.6	18.86	10%	18.86	18.86	10%
7	Sanitary Fittings within the Flat/Premises,	47.15	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	47.15	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	37.72	3.772	10%	3.772	3.772	10%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	47.15	2.3575	5%	2.3575	2.3575	5%
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.	56.58	0	0%	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.	23.57	0	0%	0	0	0%
	TOTAL	943	227.74	24.15%	227.74	227.74	24.15%

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)

Internal Roads & Footpaths	66.64	0	0%	0	0	0%
Water Supply/Drinking Water Facilities	42.84	0	0%	0	0	0%
Sewerage (chamber, lines, Septic Tank, STT)	71.4	10.71	15%	10.71	10.71	15%
Storm Water Drain	38.08	0	0%	0	0	0%
Landscaping & Tree Planting	42.84	0	0%	0	0	0%
Street Lighting	23.8	0	0%	0	0	0%
Community Buildings	23.8	0	0%	0	0	0%
Treatment & Disposal of Sewage and Sullage water /STP	47.6	4.76	10%	4.76	4.76	10%
Solid Waste Management & Disposal	9.52	0	0%	0	0	0%
Water Conservation, Rainwater Harvesting	23.8	0	0%	0	0	0%
Energy Management/Use of Renewable Energy	14.28	0	0%	0	0	0%
Fire Protection and Fire Safety Requirements	19.04	0	0%	0	0	0%
Electrical Sub Station, Control Panel & Meter Room	14.28	0	0%	0	0	0%
Receiving Station	9.52	0	0%	0	0	0%
Plan of Development Works	9.52	0	0%	0	0	0%
Emergency Evacuation Services	9.52	0	0%	0	0	0%
Common Facilities in Basement	9.52	0	0%	0	0	0%
Others, if any (please specify) Boundary Wall & Painting Work	0	0	0%	0	0	0%
TOTAL	476	15.47	3.25%	15.47	15.47	3.25%

3. We estimate the Total Cost for completion of the project under reference as Rs. 4865 (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 30.06.2026 is Rs 711.04 (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.

Er. P. K. Singh, IDSE
CE (NFU) Retd.
B. Tech. (Civil), M. Tech. (Civil)
FIE, FICG, FIV, MIBC