



झाँसी विकास प्राधिकरण, झाँसी

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)

Subject: Certificate of amount incurred on **Transport Nagar Yojana (Phase-1)**, for Acquisition and Development of land in shops Situate on Khasra no – **(519)** demarcated by its boundaries (25.515225722851167, 78.53276487031793) to the North, (25.51430453572783, 78.53356277076878) to the South. (25.514625503121547, 78.5337804679307) To the East (25.51494889632554, 78.53248293783031) to the West of village Karari Tehsil Jhansi Competent Authority/Development Authority Jhansi Development Authority District – Jhansi PIN - 284001 ad measuring 6330 sq meter area, being developed by Jhansi Development Authority and ID [UPRERAPRM19833], having **Separate A/c No. 50200110971018 Bank Name- HDFC Civil Lines-Jhansi-UP.**

I/We RAJKUMAR have undertaken assignment as Perfect Engineer for certifying the amount incurred for the work done on the project **Transport Nagar Yojana (Phase-1) - Commercial Shops**, for Acquisition and Development of land in shops Situate on Khasra no – **(519)** demarcated by its boundaries (25.515225722851167, 78.53276487031793) to the North, (25.51430453572783, 78.53356277076878) to the South. (25.514625503121547, 78.5337804679307) To the East (25.51494889632554, 78.53248293783031) to the West of village Karari Tehsil Jhansi Competent Authority/Development Authority Jhansi Development Authority District – Jhansi PIN - 284001 admeasuring 6330 sq meter area, being developed by Jhansi Development Authority and ID [UPRERAPRM19833], having **Separate A/c No. 50200110971018 Bank Name- HDFC Civil Lines-Jhansi-UP**

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

- (i) Shri **RAJ KUMAR** as Engineer (Civil)
- (ii) Shri **RAM GUPTA** as Structural Engineer
- (iii) Shri **VIJAY KUMAR** as MEP Engineer
- (iv) Shri **NIMISH GUPTA** 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 - A							
Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
S.NO	Task/ Activity	Total Estimated Coast	Amount incurred till now	% of work done as per	Expenditure computed as	Admissible expenditure (Lower of lum4andColum	Value of Work done in Percentage as per admissible

				latest REG-1	per REG-1 (Column 3x Column 5)	6)	expenditure (Column No.7/Column No.3)
1.	Excavation	12.48	12.48	0	100%	0	100%
2.	Total Number of Basement and Plinth	0	0	0	0	0	0
3.	Total Number of podiums	0	0	0	0	0	0
4.	Stilt Floor	0	0	0	0	0	0
5.	Total number of Slabs of Super Structure	303.53	291.1	95.67%	0	0	95.67%
6.	Internal walls, Internal Plaster, Flooring within/Premises, Doors and Windows to each of the Flat/Premises	139.94	139.94	100%	139.94	139.94	100%
7.	Sanitary Fitting within the Flat/Premises	2.34	2.34	100%	2.34	2.34	100%
8.	Electrical Fitting within the Flat/Premises	29.82	25.25	85.28%	25.25	25.25	85%
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	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	57.69	57.69	100%	57.69	57.69	
11.	Installation of Lifts, Water Pumps, Fire Fighting, Fitting and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	NA	NA	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 Fitting and Equipment as per CFO	NA	NA	0	0	0	0

NOC, Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.

545.80

528.80

(Prepare separate table for each Building/Wing/Block/Tower. In case of multiple Building/Wing/Block/Tower, the table 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	(in Rs Lac) 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	118.98	118.98	100%	40.5	40.5	60%
2	Water Supply/Drinking Water Facilities	1.67	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	21.35	0	0	0	0	0
4	Storm Water Drain	1.2	0.96	80%	0.96	0.96	80%
5	Landscaping & Tree Planting	NA	NA	NA	0	0	NA
6	Street Lighting	5.3	0	0%	0	0	0
7	Community Buildings	NA	NA	0%	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	NA	NA	0%	NA	NA	NA
9	Solid Waste Management & Disposal	NA	NA	0%	0	0	0
10	Water Conservation, Rainwater Harvesting	NA	NA	0%	0	0	0
11	Energy Management/Use of Renewable Energy	NA	NA	0%	NA	NA	NA

Fire Protection and Fire Safety Requirements		NA	NA	0%	Form-REG-2		
13	Electrical Sub Station, Control Panel & Meter Room	17.24	0	0%	NA	NA	NA
14	Receiving Station	NA	NA	0%	NA	NA	NA
15	Plan of Development Works	NA	NA	0%	0	0	0
16	Emergency Evacuation Services	NA	NA	0%	NA	NA	NA
17	Common Facilities in Basement	NA	NA	0%	0	0	0
18	Others, if any (please specify) Park development work	NA	NA	0%	NA	NA	NA
TOTAL		165.74	119.94		0	0	0
					0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs. 711.54 Lacs (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 December 2025 is Rs. 648.92, (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 Shops/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.

Yours Faithfully

(RAJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of Engineer

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