

Elayaraja Boovaragasamy

Impactum Lands Private Limited, Adjacent to Radhakund railway station, Radhakund – Raal road, Julhendi, Mathura,
Uttar Pradesh – 281 121
Contact: +91-9711210875

FORM-REG-2

ENGINEER'S CERTIFICATE

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

No.....

Date: 13/07/2026

Information as on: 30.06.2026

Subject: Certificate of Amount incurred for Construction and Development of the Project "**The Raas**" [UPRERA Registration Number **UPRERAPRJ137423/11/2025**] situate in Village/Sector Julhendi and Konhai, Tehsil Mathura, Competent / Development Authority: Mathura Vrindavan Development Authority, District Mathura, PIN 281121 admeasuring 2,12,047 sq. mts. area being developed by **HOABL Impactum Land Private Limited**

I, **Elayaraja Boovaragasamy**, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "**The Raas**" [UPRERA Registration Number **UPRERAPRJ137423/11/2025**] situate on the Khasra No /Plot no. 63, 66, 66 Ka, 67, 68, 69, 70 Mi, 87/1, 87/2, 89, 90/1 Mi, 90/2 Mi, 91, 93/1 Ka of Village Julhendi and Khasra No/Plot No. 786 and 795 Ka of Village Konhai, Tehsil Mathura, Competent / Development Authority : Mathura Vrindavan Development Authority, District Mathura, PIN 281121 admeasuring **2,12,047 sq. mts.** area being developed by **HOABL Impactum Land Private Limited**

- Following technical professionals were consulted by me for verification /for certification of the cost:-
 - M/s/Shri/Smt Mr. Sanjay Kumar Jain as Licensed Surveyor / Architect;
 - M/s/Shri/Smt N.A. as Structural Consultant
 - M/s/Shri/Smt N.A. as MEP Consultant
 - M/s/Shri/Smt Mr. Elayaraja Boovaragasamy as Site Supervisor
- 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:

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(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 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	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premises,	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
	TOTAL						

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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	4404.03	264.24	6%	264.24	264.24	6%
2	Water Supply/Drinking Water Facilities	364.72	0	0%	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	398.59	0	0%	0	0	0
4	Storm Water Drain	1357.29	0	0%	0	0	0
5	Landscaping & Tree Planting	5857.71	0	0%	0	0	0
6	Design For Electric Supply Including Street Lighting	2151.86	0	0%	0	0	0
7	Community Buildings	390.77	-	-	-	-	-
8	Treatment & Disposal of Sewage and Sullage water /STP	151.10	0	0%	0	0	0
9	Solid Waste Management & Disposal	13.03	0	0%	0	0	0
10	Water Conservation, Rainwater Harvesting	10.42	0	0%	0	0	0
11	Energy Management/Use of Renewable Energy	-	-	-	-	-	-
12	Fire Protection and Fire Safety Requirements	-	-	-	-	-	-
13	Electrical Sub Station, Control Panel & Meter Room	52.10	0	0%	0	0	0
14	Receiving Station	-	-	-	-	-	-
15	Plan of Development Works	-	-	-	-	-	-
16	Emergency Evacuation Services	-	-	-	-	-	-
17	Common Facilities in Basement	-	-	-	-	-	-
18	Others, if any (please specify)	4788.29	90.17	5%	90.17	90.17	0
	TOTAL	19939.91	354.412		354.412	354.412	

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3. We estimate the Total Cost for completion of the project under reference as **Rs. 19939.91 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/ Development Authority under whose jurisdiction the mentioned project is being developed.
4. The admissible expenditure till 30.06.2026 is **Rs 354.412 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 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.

Your Faithfully,



Elayaraja Boovaragasamy

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Date: 13/07/2026