

Annexure 2: Engineer Certificate (Form-REG-2)**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: 06-01-2026

Information as on 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Developmsent of the Project 'The Monarque' , UPRERA Registration No to be applied, situated in the Greenbay Golf Village, TS-06, Sector 22-D, Yamuna Expressway Industrial Development Authority District Gautam Buddha Nagar, U.P. PIN 203201, admeasuring 17095.310 sq.m area being developed by M/S Greenbay Infrastructure Pvt. Ltd. (Promoter Id UPRERAPRM1722414)

I/We_ have undertaken assignment as Project Engineer for certifying the amount incurred for the work done for the project "The Monarque" UPRERA Registration No to be applied situated on the Plot no TS-06, Greenbay Golf Village, Sector 22-D, Yamuna Expressway Industrial Development Authority, District Gautam Buddha Nagar, U.P. PIN 203201, admeasuring 17095.310 sq.m area being developed by M/S Greenbay Infrastructure Pvt. Ltd. (Promoter Id UPRERAPRM1722414)

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

- (i) M/s/Shri Khushboo as Architect
- (ii) M/s/Shri V.D. Sharma as Structural Consultant
- (iii) M/s/Shri Anand Havelia as MEP Consultant
- (iv) M/s/Shri Amit Kumar Sharma 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 – A							
Tower-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 REG-1	Expenditure computed as per REG-1 (Column 3 xColumn 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	120.95	37.50	31%	37.50	37.50	31%
2	Total Number of Basement and Plinth	1365.50	149.00	11%	149.00	149.00	11%
3	Total Number of Podiums	-	0	0%	0	0	0%
4	Stilt Floor	103.38	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3821.52	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5291.34	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	474.63	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	553.74	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	328.24	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	316.42	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.	529.13	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.	166.67	0	0%	0	0	0%
	TOTAL	13062.53 Lacs	186.50 Lacs	1.427%	186.50 Lacs	186.50 Lacs	1.427%

Tower-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 xColumn 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	120.95	37.50	31%	37.50	37.50	31%
2	Total Number of Basement and Plinth	1365.50	149.00	11%	149.00	149.00	11%
3	Total Number of Podiums	-	0	0%	0	0	0%
4	Stilt Floor	103.38	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3821.52	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5291.34	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	474.63	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	553.74	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	328.24	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	316.42	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.	529.13	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.	166.67	0	0%	0	0	0%
	TOTAL	13062.53 Lacs	186.50 Lacs	1.427%	186.50 Lacs	186.50 Lacs	1.427%
Tower-C							
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 xColumn 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	120.95	37.50	31%	37.50	37.50	31%
2	Total Number of Basement and Plinth	1365.50	149.00	11%	149.00	149.00	11%
3	Total Number of Podiums	-	0	0%	0	0	0%
4	Stilt Floor	103.38	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3821.52	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5291.34	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	474.63	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	553.74	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	328.24	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	316.42	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.	529.13	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.	166.67	0	0%	0	0	0%
	TOTAL	13062.53 Lacs	186.50 Lacs	1.427%	186.50 Lacs	186.50 Lacs	1.427%

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	266	0	0%	0	0	0
2	Water Supply/Drinking Water Facilities	150	0	0%	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	250	0	0%	0	0	0
4	Storm Water Drain	50	0	0%	0	0	0
5	Landscaping & Tree Planting	210.60	0	0%	0	0	0
6	Street Lighting	200.70	0	0%	0	0	0
7	Community Buildings	1000	0	0%	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	300	0	0%	0	0	0
9	Solid Waste Management & Disposal	70	0	0%	0	0	0
10	Water Conservation, Rainwater Harvesting	150	0	0%	0	0	0
11	Energy Management/Use of Renewable Energy	200	0	0%	0	0	0
12	Fire Protection and Fire Safety Requirements	1520	0	0%	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	600	0	0%	0	0	0
14	Receiving Station	65	0	0%	0	0	0
15	Plan of Development Works	15	0	0%	0	0	0
16	Emergency Evacuation Services	50	0	0%	0	0	0
17	Common Facilities in Basement	80	0	0%	0	0	0
18	Others, if any (please specify)	50	0	0%	0	0	0
	TOTAL	5227.30 Lacs	0	0%	0	0	0

3. We estimate the Total Cost for completion of the project under reference as **Rs. 44414.88 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 **31.12.2025** is Rs **559.50 lakhs** (1.26%) of total amount (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.

Ravi Shanker Sharma



Signature & Name of Engineer
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