



Annexure 2: Engineer Certificate (Form-REG-2)

Form-REG-2

No.....

Date: 31.12.2025

Information as on 31.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project JOY STREET situate on Plot No./Survey No.: TC/G-4/4, Vibhuti Khand Gomti Nagar Lucknow, Competent/ Development Authority – Lucknow Development Authority, District Lucknow, PIN 226010, admeasuring 20,716.62 sq.mts. area being developed by Hightown Residences Private Limited and UPRERAPRM394353, having Project Registration Number UPRERAPRJ300522/11/2025.

I/We A.P. Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project JOY STREET, situate on the Plot No./Survey No.: TC/G-4/4, Vibhuti Khand Gomti Nagar Lucknow, Competent/ Development Authority – Lucknow Development Authority, District Lucknow, PIN 226010, admeasuring 20,716.62 sq.mts area being developed by Hightown Residences Private Limited – UPRERAPRM394353,

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

- (i) Shri Tarun Sen Singh as Licensed Surveyor/ Architect
- (ii) Shri A.P. Singh as Structural Consultant

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, labor 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. lakh)							
Table A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.N 0	Task/ Activity	Total Estimated Cost	Amount incurre d till now	%O wor k don e as per late st RE G -1	Expendit ure compute d as per REG-t (Column3 x Column 5)	Admissibl e expenditu re (Lower of Column4 and Column 6)	Value of Work done in Percentag e as per Admissibl e expendit ure (Column 6)
							No.7 /Column No.3)
1	Excavation	400	0	0	0	0	0
2	Total Number of Basement and Plinth	725	0	0	0	0	0
3	Total Number of Podiums	400	0	0	0	0	0
4	Stilt Floor	1500	0	0	0	0	0
5	Total Number of Slabs of Super Structure	4500	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	565	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premise s.	18	0	0	0	0	0
8	Electrical Fitting within the Flat/Premise s	92	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	250	0	0	0	0	0

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	300	0	0	0	0	0
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFPNOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	100	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.	150	0	0	0	0	0
	TOTAL	9000	0.00	0.00	0.00	0.00	0.00

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A.2.....)

(In Rs. lac)

Table-B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S.N 0	Internal/External Development Work (Common Facilities)	Total Estima ted Cost	Amount incurre d till now	% work done as per late st RE G -1	Expendit ure compute d as per REG-1 {Column 3 x Column 5}	Admissib le expendit ure (Lower of Column 4 and Column 6)	Value of Work done in Percentag e as per Admissi ble expendit ure (Column No.7 /Column No. '1')
1	Internal Roads & Footpaths	NA	NA	NA	NA	NA	NA
2	Water Supply/Drinking Water Facilities	NA	NA	NA	NA	NA	NA
3	Sewerage (chamber, lines, Septic Tank, STP)	NA	NA	NA	NA	NA	NA
4	Storm Water Drain	NA	NA	NA	NA	NA	NA
5	Landscaping & Tree Planting	NA	NA	NA	NA	NA	NA
6	Street Lighting	NA	NA	NA	NA	NA	NA
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	NA	NA	NA	NA	NA	NA
9	Solid Waste Management & Disposal	NA	NA	NA	NA	NA	NA
10	Water Conservation, Rainwater Harvesting	NA	NA	NA	NA	NA	NA
11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	NA	NA	NA	NA	NA	NA

14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	NA	NA	NA	NA	NA	NA
	TOTAL	NA	NA	NA	NA	NA	NA

3. We estimate the Total Cost for completion of the project under reference as Rs. 9000 Lakh (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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31.12.2025 is Rs. 0.00 (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.

Yours Faithfully

Signature & Name

ER. A. P. SINGH

Engineer

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