

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector -62, Noida

FORM-REG -2
Dated : 10/01/2026

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)

Information as on: 31/12/2025

Subject: Certificate of amount incurred for Construction and Development work of 5 Towers T1, T2, T3, T4 & T5 and Commercial of the Project " **Ashtech Presidential towers**" (UPRERA Registration Number – UPRERAPRJ746615/10/2025) Situated on the Plot no - GH -01/F, G, H & I, Sector -12, Greater Noida, latitude and longitude 28°5664"N, 77°4803", 28°5657"N, 77°4810" E, 28°5663"N, 77°4818"E, 28°5655"N, 77°4825"E, Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, District - GAUTAM BUDDHA NAGAR , admeasuring 20,265.59 Sq.mt. out of the total land area of 22,558 Sq.mt. being developed by **M/s. Ashtech Industries Pvt. Ltd**, Promoter ID UPRERAPRM395505.

I Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done of the Project " **Ashtech Presidential towers**", (UPRERA Registration Number – UPRERAPRJ746615/10/2025) Situated on the Plot no - GH -01/F, G, H & I, Sector -12, Greater Noida, Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, District - GAUTAM BUDDHA NAGAR , admeasuring 20,265.59 Sq.mt. out of the total land area of 22,558 Sq.mt area being developed by **M/s. Ashtech Industries Pvt. Ltd**, Promoter ID UPRERAPRM395505.

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) Mr. Vishal Mittal as Architect
- (ii) Mr. V. D. Sharma as Structural Consultant
- (iii) Mr. Anand Havelia as MEP Consultant
- (iv) Mr. Abhishek Srivastava as Site Incharge

2. The project yet to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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 B.

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(In Rs. Lakhs)

Table –A1

Building/Wing/Block/Tower no –T1		Tower T1 (2B + Stilt + 28 Floors+ Terrace)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	79	0	0%	0	0	0%
2	Total Number of Basement and Plinth	749	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	303	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	4005	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	3242	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	502	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	689	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	377	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	441	0	0%	0	0	0%

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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.	1322	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.	83	0	0%	0	0	0%
	TOTAL	11,791	0	0%	0	0	0%

(In Rs. Lakhs)

Table –A2

Building/Wing/Block/Tower no – T2		Tower T2 (2B + Stilt + 28 Floors+ Terrace)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	71	0	0%	0	0	0%
2	Total Number of Basement and Plinth	681	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	275	0	0%	0	0	0%

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5	Total Number of Slabs of Super Structure	3641	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	2948	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	456	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	626	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	342	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	400	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.	1202	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.	75	0	0%	0	0	0%
	TOTAL	10,719	0	0%	0	0	0%
(In Rs. Lakhs)							
Table –A3							

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Building/Wing/Block/Tower no - T3		Tower T3 (2B + Stilt + 28 Floors+ Terrace)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	71	7	10%	7	7	10%
2	Total Number of Basement and Plinth	681	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	275	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3641	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	2948	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	456	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	626	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	342	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	400	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.	1202	0	0%	0	0	0%

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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.	75	0	0%	0	0	0%
	TOTAL	10,719	7	0%	7	7	0%
(In Rs. Lakhs)							
Table –A4							
Building/Wing/Block/Tower no -T4		<u>Tower T 4 (2B + Stilt + 30 Floors+ Terrace)</u>					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	71	43	60%	0	0	60%
2	Total Number of Basement and Plinth	681	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	275	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3459	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	2948	0	0%	0	0	0%
	Sanitary fittings within the	456	0	0%	0	0	0%

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7	Flat Premises						
8	Electrical Fitting within the Flat Premises	626	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	342	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	400	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.	1202	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.	75	0	0%	0	0	0%
	TOTAL	10,537	43	0%	43	43	0%

(In Rs. Lakhs)

Table –A5

Building/Wing/Block/Tower no or Name		Tower T5 (2B + Stilt + 28 Floors+ Terrace)					
1	2	3	4	5	6	7	8
S. No.	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per	Expenditure computed as per REG-1(Column3	Admissible Expenditure (Lower of	Value of Work done in Percentage as per Admissible

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				latest REG--1	x Column5)	Column 4and Column 6)	expenditure (Column 7/Column 3
1	Excavation	68	14	20%	14	14	20%
2	Total Number of Basement and Plinth	647	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	261	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3459	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	3150	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	385	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	595	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	325	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	380	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.	1142	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,	71	0	0%	0	0	0%

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	Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.						
	TOTAL	10,485	14	0%	14	14	0%

(In Rs. Lakhs)							
Table –A6							
Building/Wing/Block/Tower no or Name- Commercial		Tower -Commercial (2B + G)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	2	0	0%	0	0	0%
2	Total Number of Basement and Plinth	160	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	100	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	0	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	0	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	0	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	0	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	0	0	0%	0	0	0%

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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	30	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.	20	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.	5	0	0%	0	0	0%
TOTAL		317	0	0%	0	0	0%

(In Rs. Lakhs)

Table -B

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

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 7/Column 3
	Internal Roads & Footpaths	1291	0	0%	0	0	0%

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1							
2	Water Supply/Drinking Water Facilities	28	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	113	0	0%	0	0	0%
4	Storm Water Drain	57	0	0%	0	0	0%
5	Landscaping & Tree Planting	66	0	0%	0	0	0%
6	Street Lighting	30	0	0%	0	0	0%
7	Community Buildings	1956	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	35	0	0%	0	0	0%
9	Solid Waste Management & Disposal	38	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	42	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	78	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	150	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	868	0	0%	0	0	0%
14	Receiving Station	17	0	0%	0	0	0%
15	Plan of Development Works	922	124	10%	124	124	10%
16	Emergency Evacuation Services	75	0	0%	0	0	0%
17	Common Facilities in Basement	150	0	0%	0	0	0%
18	Others, if any	0	0	0%	0	0	0%
	TOTAL	5,918	124	2%	124	124	2%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 60,486 Lakhs**, (Total of column no. 3 in Tables AI, A, A3, A4, A5, A6 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

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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. 187 Lakhs** (Total of column no. 7 in Tables A1, A2, A3, A4, A5, A6 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, A3, A4, A5 & A6

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

ATUL SAXENA

Signature & Name of Engineer

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