Himanshu Jain
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I/We **Himanshu Jain** have undertaken assignment as Project Engineer for certifying the amount Incurred for Construction and Development of the 05 No. of Towers, 06 Villas & 30 Plots/Block(s) of the Project PALM ROYALE with Project_Registration_ being applied, situated in situated on the Khasra No/ Plot no 104, 105, 106, 107, 108, 109 & 1/2 Demarcated by its boundaries (latitude and longitude of the end points) 27.179581, 78.364527 to the North 27.176912, 78.361374 to the South 27.17749, 78.36639 to the East 27.179084, 78.362606 to the West of village MOUJA MILIK KHAN JHANPUR & MOUJA DHOLPURA Tehsil FIROZABAD Competent/ Development authority FIROZABAD SHIKOHABAD DEVELOPMENT AUTHORITY (FSDA) District FIROZABAD PIN 283203 admeasuring 29508.70 sq. mts. area being developed by M R P L DEVELOPERS - UPRERAPRM375457

1. Following technical professionals were appointed by me for verification / certification of the cost: -
(i) M/s/Shri/Smt **Vinod Sharma** as Licensed Surveyor / Architect
(ii) M/s/Shri/Smt **Himanshu Jain** as Structural Consultant
(iii) M/s/Shri/Smt **Somnath Behera** as MEP Consultant
(iv) M/s/Shri/Smt **Ram Shankar** as Site Supervisor

2. The project is still NEW. 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

(in Rs)

Table -A - CORAL 1

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	1000000	1000000	100	10,00,000.00	1000000	100.00%
2	Total Number of Basement and Plinth	0	0	0	0	0	0.00%
3	Total Number of Podiums	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	4000000	100	40,00,000.00	4000000	100.00%
5	Total Number of Slabs of Super Structure-5	17500000	8750000	50	8750000	8750000	50.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	1500000	10	1500000	1500000	10.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0.00%
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.	14000000	0	0	0	0	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts	500000	0	0	0	0	0.00%
	TOTAL	60000000	15250000		1,52,50,000.00	15250000	

(in Rs)

Table - CORAL 2

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	1000000	1000000	100	10,00,000.00	1000000	100.00%
2	Total Number of Basement and Plinth- NIL	0	0	0	0	0	0.00%
3	Total Number of Podiums- NIL	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	4000000	100	40,00,000.00	4000000	100.00%
5	Total Number of Slabs of Super Structure- 5	17500000	2625000	15	2625000	2625000	15.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0.00%
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.	14000000	0	0	0	0	0.00%

12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts	500000	0	0	0	0	0.00%
	TOTAL	60000000	7625000		76,25,000.00	7625000	(in Rs)

Table -CORAL 3

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	1000000	0	0	0	0	0.00%
2	Total Number of Basement and Plinth	0	0	0	0	0	0.00%
3	Total Number of Podiums	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	0		0	0	0.00%
5	Total Number of Slabs of Super Structure	17500000	0		0	0	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0		0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0		0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0		0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0		0	0	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0		0	0	0.00%
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.	14000000	0		0	0	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts	500000	0		0	0	0.00%
	TOTAL	60000000	0		0	0	(in Rs)

Table - A CORAL 4

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	1000000	1000000	100	1000000	1000000	100.00%
2	Total Number of Basement and Plinth	0	0	0	0	0	0.00%
3	Total Number of Podiums	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	0	0	0	0	0.00%
5	Total Number of Slabs of Super Structure	17500000	0	0	0	0	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0.00%
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.	14000000	0	0	0	0	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts	500000	0	0	0	0	0.00%
	TOTAL	60000000	1000000		1000000	1000000	(in Rs)

Table - A CORAL 5

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	1000000	1000000	100	1000000	1000000	0.00%
2	Total Number of Basement and Plinth	0	0	0	0	0	0.00%
3	Total Number of Podiums	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	0	0	0	0	0.00%
5	Total Number of Slabs of Super Structure	17500000	0	0	0	0	0.00%

6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0.00%
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.	14000000	0	0	0	0	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts	500000	0	0	0	0	0.00%
	TOTAL	60000000	1000000		1000000	1000000	(In Rs)

Table - A - Villa- 6 No's

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	500000	500000	100	500000	500000	100.00%
2	Total Number of Basement and Plinth	0	0	0	0	0	0.00%
3	Total Number of Podiums	0	0	0	0	0	0.00%
4	Stilt Floor	0	0	0	0	0	0.00%
5	Total Number of Slabs of Super Structure	9000000	900000	10	900000	900000	10.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	8000000	0	0	0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	700000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	1000000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1500000	0	0	0	0	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2500000	0	0	0	0	0.00%
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.	700000	0	0	0	0	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts	100000	0	0	0	0	0.00%
	TOTAL	24000000	1400000		1400000	1400000	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables 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)

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	5000000	2000000	40	2000000	2000000	40.00%
2	Water Supply/Drinking Water Facilities	4000000	800000	20	800000	800000	20.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	3500000	1400000	40	1400000	1400000	40.00%
4	Storm Water Drain	3000000	1200000	40	1200000	1200000	40.00%
5	Landscaping & Tree Planting	1200000	600000	50	600000	600000	50.00%
6	Street Lighting	2500000	875000	35	875000	875000	35.00%
7	Community Buildings	4000000	0	0	0	0	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	2200000	0	0	0	0	0.00%
9	Solid Waste Management & Disposal	300000	0	0	0	0	0.00%
10	Water Conservation, Rainwater Harvesting	400000	0	0	0	0	0.00%
11	Energy Management/Use of Renewable Energy	500000	50000	10	50000	50000	10.00%
12	Fire Protection and Fire Safety Requirements	800000	0	0	0	0	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	1800000	0	0	0	0	0.00%
14	Receiving Station	0	0	0	0	0	0.00%
15	Plan of Development Works	5000000	0	0	0	0	0.00%
16	Emergency Evacuation Services	600000	0	0	0	0	0.00%
17	Common Facilities in Basement	0	0	0	0	0	0.00%
18	Others, if any - Miscellaneous	200000	0	0	0		
	TOTAL	35000000	6925000		6925000	6925000	

Er. Himanshu Jain
B.E. (Civil), M.Tech.(Struct)
Reg. No. AM-82169/4
3rd Floor, Rajendra Pt.,
M. G. Road, Agra-282 002

3. We estimate the Total Cost for completion of the project under reference as Rs.35,90,00,000.00 (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 10/APRIL/2026 is **Rs.3,32,00,000.00** (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 -

Yours Faithfully

Er. Himanshu Jain
B.E. (Civil), M.Tech. (Struct)
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3rd Floor, Rajendra Pt.,
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