

ARCHITECT , ENGINEER'S & CONSULTANT

MODERN PLANNER , ARCHITECT DESIGNER , SURVEYOURS , ESTIMATE VALUER ,EXPERT IN FIRE FIGHTING DRAWING & TECHINAL EDUCATION AND HEALTH CARE BUILDING , CONSTRUCTION CONSULTANCY , ALL KINDA AUTHORITY & NOC CONSUTANT

OFFICE ADD:- PLOT NO. 153M SHIV SHAKTI ENCLAVE , SEC 81 , NOIDA , UP 201305



**Form-REG-2
ENGINEER'S CERTIFICATE (On Letter Head)**

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

No.....

Date:

Information as on 30-09-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project G.H.I CITY-2 UPRERAPRJ937180/02/2026 situate in Village / Sector Kundol Tehsil Agra Competent / Development Authority Kundol District Agra PIN 283111 admeasuring 36138 sq.mts. area being developed by [M/s CZAR Buildcon Pvt. Ltd.][UPRERAPRM318302]

I/We Amit Nigam have undertaken assignment as Engineer's for certifying Percentage of work done for the project Named G.H.I CITY-2 on Khasra No. 467, 451, 472 Situated at Mauza Kundol Fatehabad Road, Agra Competent / Development Authority Jila Panchayat District Agra PIN 283111 admeasuring 36138.00 sq.mts. area being developed by [CZAR Buildcon Pvt. Ltd.] [Promoter Id UPRERAPRM318302.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri Rahul Kumar a Architect
- (ii) Shri Amit Nigam as MEP Consultant
- (iii) Shri Sarven Kumar as Site Supervisor.or

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 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 B:

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	15000000	11212045	80	12000000	11212045	75
2	Water Supply/Drinking Water Facilities	8250000	NIL			NIL	NIL
3	Sewerage (chamber, lines, Septic Tank, STP)	4500000	4500280	100	4500000	4500280	100
4	Storm Water Drain	4500000	3051202	70	3150000	3051202	68
5	Landscaping & Tree Planting	1125000	451000	40	450000	451000	40
6	Street Lighting	1125000	913970	85	956250	913970	81
7	Boundary wall & Gate. Etc.	5623000	4393395	80	4498400	4393395	78
8	Treatment & Disposal of Sewage and Sullage water /STP	7875000	NIL	NIL		NIL	N/A
9	Solid Waste Management & Disposal	N/A	N/A	N/A		N/A	N/A
10	Water Conservation, Rainwater Harvesting	N/A	N/A	N/A		N/A	N/A
11	Energy Management/Use of Renewable Energy	N/A	N/A	N/A		N/A	N/A
12	Fire Protection and Fire Safety Requirements	N/A	N/A	N/A		N/A	N/A
13	Electrical Sub Station, Control Panel & Meter Room	15000000	NIL	NIL		NIL	NIL
14	Receiving Station	5250000	NIL	NIL		NIL	NIL
15	Plan of Development Works	500000	218050	45	225000	218050	44
16	Emergency Evacuation Services	N/A	N/A	N/A		N/A	N/A
17	Common Facilities in Basement	N/A	N/A	N/A		N/A	N/A
18	Others, if any (please specify)	2350000	1064052	45	1057500	1064052	45
	TOTAL	71100000	25803994	36			

3. We estimate the Total Cost for completion of the project under reference as Rs.71100000 (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 30-09-2025 is Rs. 25803994 (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 36 % 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 (**AMIT NIGAM**) of Enginner
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