



We make it possible

Ar. Vinayak Gupta

B.Arch, M.Arch (Cardiff University-U.K.)

ARCHNA RAJ PLANNERS & CONSULTANTS

Architecture | Interior | Urban Designer | Landscape

GSTIN- 09ABLFA7666E1Z3

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

Form-REG-2

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

No.....

Date: 14-09-2025

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project Sai Garden Homes, UPRERA Project Registration No to be applied, situate in Village MUKRABPUR AHATMALI Tehsil Moradabad District Moradabad U.P., Competent Development Authority- Moradabad Development Authority, admeasuring 1778.25 sq.mts. area being developed by Promoter ACC Township and Land Development and other Co-Promoters Kapil Chhabra and Rakhi Ahuja Promoter Id _____.

I/We SHADAB have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Sai Garden Homes, Project Id..... situate on the KHASARA NO. 58, 59 and 60, VILLAGE MUKRABPUR AHATMALI, TEHSIL MORADABAD, DISTRICT MORADABAD U.P. Competent development authority-Moradabad Development Authority, admeasuring 1778.25 sq.mts area being developed by Promoter ACC Township and Land Development and other Co-Promoter Kapil Chhabra and Rakhi Ahuja, Promoter Id _____.

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

1. M/s AR. VINAYAK GUPTA as Architect.
2. M/s ER. AZHAR as Structural Consultant
3. M/s RAJESH KUMAR as MEP Consultant
4. M/s SHADAB as Site Supervisor

1. 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:

(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	Amou nt incurr ed till now	%O wor k don e as per late st RE G- 1	Expendit ure compute d asper REG-t (Column3 x Column 5)	Admissibl e expenditu re (Lower of Column4 and Column 6)	Value of Work done in Percentag e asper Admissibl e expendit ure (Column
		NA	NA	NA	NA	NA	No.7 /Column No.3)
1	Excavation	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premise s.	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premise s	NA	NA	NA	NA	NA	NA

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFPNOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	NA	NA	NA	NA	NA	NA
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	NA	NA	NA	NA	NA	NA

	/Completion Certificate.						
	TOTAL	NA	NA	NA	NA	NA	NA

(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 Estimated Cost	Amount incurred till now	% 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. '1')
1	Internal Roads & Footpaths						
2	Water Supply/Drinking Water Facilities						
3	Sewerage (chamber, lines, Septic Tank, STP)						
4	Storm Water Drain						
5	Landscaping & Tree Planting						
6	Street Lighting						
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP						
9	Solid Waste Management & Disposal						

10	Water Conservation, Rainwater Harvesting						
11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room						
14	Receiving Station						
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	NA	NA	NA	NA	NA	NA
	TOTAL						

3. We estimate the Total Cost for completion of the project under reference as Rs. _____ (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 _____ is Rs. _____ (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.

5.3)

5.4) Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No. **Er. Azhar (9015150860)**

Email ID **A.K. Mega Structure & Consult.**

..... **183, Alfa II, Greater Noida**

Azhar





Dated: 01.09.2025

To,
The Branch Manager,
Punjab National Bank,
Civil Lines Moradabad 244001

Subject: Setup Standing Instruction in the accounts opened with your bank as per provisions of RERA, 2016.

Respected Sir,

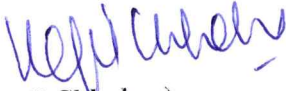
We have got the below accounts opened with your branch and instruction given to **Auto-transfer** fund from below mentioned Collection account to Separate account and Transaction account as below proportion as per RERA norms.

Sr.No.	Account No.	Title of A/C
1	2540002900000037	ACC TLD OTHERS COLLECTION A/C FOR SAI GARDEN HOMES
2	2540002100028617	ACC TLD OTHERS SEPARATE A/C FOR SAI GARDEN HOMES
3	2540002900000028	ACC TLD OTHERS TRANSACTION A/C FOR SAI GARDEN HOMES

1. 70% (seventy percent) of the funds to A/c no 2540002100028617 - ACC TLD OTHERS SEPARATE A/C FOR SAI GARDEN HOMES.
2. 30% (Thirty percent) of the funds to A/c no. 2540002900000028- ACC TLD OTHERS TRANSACTION A/C FOR SAI GARDEN HOMES.

Thanks & Regards


(ACC Township and Land Development)


(Kapil Chhabra)


(Rakhi Ahuja)

Near Sai Garden, Mukarrabpur Ahetmali , Moradabad- 244001