



COMBINED ENGINEERING & CONSULTING SERVICES

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ENGINEER'S CERTIFICATE

Date:-09/01/2026

Ref. No.*CECS/2025-26/12

Information as on - 31/12/2025

Certificate of Percentage of Completion of Construction Work of Project Jagdishpuram Block B & C for the Project [UPRERA Registration Number: UPRERAPRJ319252/11/2025] dated 15.11.2025 situated on the Kh. No.1207M, Noor Nagar, Raj nagar Extension, Ghaziabad (U.P) Demarcated by its boundaries (latitude and longitude of the end points) 28° 42' 28.43" N, 77° 26' 7.31" E to the North, 28° 42' 23.20" N, 77° 26' 6.50" E to the South, 28° 42' 25.44" N, 77° 26' 9.09" E to the East, 28° 42' 25.44" N, 77° 26' 4.25" E to the West of Village Noor Nagar, Tehsil Ghaziabad, Competent/ Development GDA authority, District Ghaziabad 201001 admeasuring 5502.93 sq.mt. area being developed by M/S Jai Ambey Estates Pvt. Ltd.

I Er. Akhilesh Singh a have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the Work of Project Jagdishpuram Block B & C for the Project [UPRERA Registration Number: UPRERAPRJ319252/11/2025] dated 15.11.2025 situated on the Kh. No.1207M, Noor Nagar, Raj nagar Extension, Ghaziabad (U.P) Demarcated by its boundaries (latitude and longitude of the end points) 28° 42' 28.43" N, 77° 26' 7.31" E to the North, 28° 42' 23.20" N, 77° 26' 6.50" E to the South, 28° 42' 25.44" N, 77° 26' 9.09" E to the East, 28° 42' 25.44" N, 77° 26' 4.25" E to the West of Village Noor Nagar, Tehsil Ghaziabad, Competent/ Development GDA authority, District Ghaziabad 201001 admeasuring 5502.93 sq.mt. area being developed by M/S Jai Ambey Estates Pvt. Ltd.

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

(i) Mr. Anuj Agarwal as Architect.

(ii) Mr. Syed Tajuddin Ashraf C/O Keen Associate Pvt. Ltd. As Structure Consultant.

(ii) Mr. Wais Ahmed C/O WAC Engineers Pvt. Ltd. As MEP Consultant.

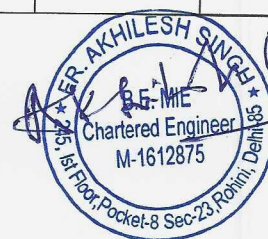
(ii) Mr. Ajay Sharma as Project Manager.

2. The project is still on going. We have estimated the cost up to 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 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-1, A-2 and Table B.

Table - A-1

Block-B

1	2	3	4	5	6	7	8
S.NO	Task/ activity	Total Estimated Cost	amount incurred till now	% of work done as per REG-1	Expenditurer computed as per REG-1 (Column 3x 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	26.86	14.99	100.00%	26.86	14.99	56%
2	Total Number of Basement and Plinth	453.46	100.34	36%	163.24	100.34	22%
3	Total Number of Podiums	-	-	0.00%	-	-	0%
4	Stilt Floor	-	-	0.00%	-	-	0%
5	Total Number of Slabs of Super Structure	805.60	-	0.00%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flasts/ Permisses, Doors and Windows to each of the Flat / Premises	1,007.00	-	0.00%	-	-	0%
7	Sanitary Fittings within the Flat / Premises,	183.09	-	0.00%	-	-	0%
8	Electrical Fitting within the flat / premises	91.55	-	0.00%	-	-	0%
9	staircases, lifts wells and lobbies at each floor level connecting staircases and lifts.	-	-	0.00%	-	-	0%



10	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/ wing, overhead and Underground water Tanks	152.58	-	0.00%	-	-	0%
11	Installation of Lifts, Water Pumps, fire fighting, Fittings and Equipment as per CFP	103.75	-	0.00%	-	-	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.	-	-	0.00%	-	-	0%
TOTAL		2823.86	115.33		190.1	115.33	0%

Table - A-2

Block-C

1	2	3	4	5	6	7	8
S.NO	Task/ activity	Total Estimated Cost	amount incurred till now	% of work done as per REG-1	Expenditure computed as per REG-1 (Column 3x 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	26.86	14.99	100.00%	26.86	14.99	56%
2	Total Number of Basement and Plinth	453.46	11.15	4%	18.14	11.15	2%
3	Total Number of Podiums	-	-	0.00%	-	-	0%
4	Stilt Floor	-	-	0.00%	-	-	0%
5	Total Number of Slabs of Super Structure	805.60	-	0.00%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/ Permisses, Doors and Windows to each of the Flat / Premises	1,007.00	-	0.00%	-	-	0%
7	Sanitary Fittings within the Flat / Premises,	183.09	-	0.00%	-	-	0%
8	Electrical Fitting within the flat / premises	91.55	-	0.00%	-	-	0%
9	Staircases, lifts wells and lobbies at each floor level connecting staircases and lifts	-	-	0.00%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/ wing, overhead and Underground water Tanks.	152.58	-	0.00%	-	-	0%
11	Installation of Lifts, Water Pumps, fire fighting, Fittings and Equipment as per CFP	103.75	-	0.00%	-	-	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.	-	-	0.00%	-	-	0%
TOTAL		2823.86	26.14		45.0	26.14	0%



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.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 3X 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	Internal Roads & Footpaths	27.46	-	75%	21.00	-	0.00%
2	Water Supply/Drinking Water Facilities	12.21	-	40%	4.88	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	9.15	-	50%	4.58	-	0.00%
4	Storm Water Drain	9.15	-	50%	4.58	-	0.00%
5	Landscaping & Tree Planting	7.32	-	25%	1.83	-	0.00%
6	Street Lighting	9.15	-	25%	2.29	-	0.00%
7	Community Buildings	48.82	-	50%	24.41	-	0.00%
8	Treatment & Disposal of Sewage and Sullage	15.26	-	50%	7.63	-	0.00%
9	Solid Waste Management & Disposal	7.93	-	50%	3.97	-	0.00%
10	Water Conservation Rainwater Harvesting	12.21	-	0%	-	-	0.00%
11	Energy Management/Use of Renewable	12.21	-	0%	-	-	0.00%
12	Fire Protection and Fire Safety Requirements	79.34	-	85%	67.44	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	145.25	-	90%	130.73	-	0.00%
14	Receiving Station	38.45	-	0%	-	-	0.00%
15	Plan of Development Works	6.10	-	0%	-	-	0.00%
16	Emergency Evacuation Services	6.10	-	0%	-	-	0.00%
17	Common Facilities in Basement	3.05	-	0%	-	-	0.00%
19	Others, if any (Boundary wall, soil filling and gate & guard room)	6.10	-	75%	4.58	-	0.00%
	TOTAL	455.28	-		277.90	-	
3	We estimate the total cost for completion of the project under reference as Rs.6,103 Lacs (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. 141.47 Lacs (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 Building/Wing/Blocks/Towers of the Real Estate Project is as per Table-A1, A2- 2.31%						
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

Er. Akhilesh Singh
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Email ID.....
Note*