Piyush Kumar Gupta
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Form-REG-2

ENGINEER'S CERTIFICATE

No. 04/Zoom Arcade/2026-27	**Date:**	**06-04-2026**

Information as on 31-03-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Hotel Building Project "Zoom Arcade" Project Registration No"- UPRERAPRJ640346/12/2025 situate on Khasra No. - 1183m & 1185m Village Noor NAGAR, Tehsil Ghaziabad, Development Authority Ghaziabad Development Authority. District Ghaziabad PIN 201003 admeasuring 4213.94 sq.mts. area being developed by M/s. - DBF INFRASTRUCTURE PVT. LTD. Promoter ID - UPRERAPRM7295

I PIYUSH KUMAR GUPTA have undertaken assignment as Project Engineer for certifying the amount incurred for the work done of the HOTEL BUILDING Project **"Zoom Arcade" Project Registration No"- UPRERAPRJ640346/12/2025** situate on the Khasra No. 1183M, 1185M Village NOOR NAGAR, Tehsil Ghaziabad, Development Authority Ghaziabad Development Authority, District Ghaziabad PIN 201003 admeasuring 4213.94 sq.mts. area being developed by **M/s. - DBF INFRASTRUCTURE PVT. LTD. Promoter ID - UPRERAPRM7295**

1. Following technical professionals are appointed by Promoter consulted by me for verification /for certification of the cost: -

(i) Shri Anuj Agarwal as Architect

(ii) Mr. Sadanand Ojha - M/s Swati Structure Solution Pvt. Ltd.as Structural Consultant

(iii) Shri Sajan Khanna - M/S GSP Design as MEP Consultant

(iv) Shri Dushyant Kumar Gaur as Site Supervisor

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/ 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, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

Table-A1

Building/Wing/ Block /Tower Number or Name		**TOWER Zoom Arcade**					
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Sr. No.	**Task/Activity**	**Total Estimated Cost (In Rs. Lac)**	**Amount incurred Till Now (In Rs. Lac)**	**% of work done as per latest REG-1**	**Expenditure computed as per REG-1 (Column 3 x Column 5) (In Rs. Lac)**	**Admissible expenditure (Lower of Column 4 and Column 6) (In Rs. Lac)**	**Value of Work done in Percentage as per Admissible expenditure (Column No. 7 and Column No.3)**
1	Excavation	₹ 15.78	₹ 8.32	53%	₹ 8.36	**₹ 8.32**	**52.71%**
2	Total Number of Basement and Plinth	₹ 286.16	₹ 93.47	33%	₹ 94.43	**₹ 93.47**	**32.66%**
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	₹ 1,720.56	₹ 104.67	6%	₹ 103.23	**₹ 103.23**	**6.00%**
6	Internal walls, Internall Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	₹ 560.15	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**

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7	Sanitary Fittings within the Flat/ Premises,	₹ 89.89	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
8	Electrical Fitting within the Flat/ Premises	₹ 116.07	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	₹ 56.18	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	₹ 279.18	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**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.	₹ 365.43	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
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.	₹ 13.48	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
13	Additonal Items (AC, Finishing and Furnishing of Hotel)	₹ 420.43	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
	TOTAL	**₹ 3,923.31**	**₹ 206.45**		**₹ 206.03**	**₹ 205.02**	

Table - B
Cost incurred on Internall and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
Sr. No.	**Task/Activity**	**Total Estimated Cost (In Rs. Lac)**	**Amount incurred Till Now (In Rs. Lac)**	**% of work done as per latest REG-1**	**Expenditure computed as per REG-1 (Column 3 x Column 5) (In Rs. Lac)**	**Admissible expenditure (Lower of Column 4 and Column 6) (In Rs. Lac)**	**Value of Work done in Percentage as per Admissible expenditure (Column No. 7 and Column No.3)**
1	Internall Roads & Footpaths	₹ 33.71	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
2	Water Supply/Drinking Water Facilities	₹ 22.47	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
3	Sewerage (chamber, lines, Septic Tank, STP)	₹ 23.19	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
4	Storm Water Drain	₹ 23.19	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
5	Landscaping & Tree Planting	₹ 44.94	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
6	Street Lighting	₹ 22.47	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
7	Community Buildings	NA	NA	NA	NA	**NA**	**NA**
8	Treatment & Disposal of Sewage and Sullage water /STP	₹ 58.43	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
9	Solid Waste Management & Disposal	₹ 8.99	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
10	Water Conservation, Rainwater Harvesting	₹ 44.94	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
11	Energy Management/Use of Renewable Energy	₹ 13.48	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
12	Fire Protection and Fire Safety Requirements	₹ 63.82	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
13	Electrical Sub Station, Control Panel & Meter Room	₹ 63.15	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**

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14	Receiving Station	₹ 33.71	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
15	Plan of Development Works (Boundary wall , Gate, Guard Hut etc.)	₹ 76.41	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
16	Emergency Evacuation Services	₹ 13.48	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
17	Common Facilities in Basement	₹ 13.48	₹ 0.00	0%	₹ 0.00	**₹ 0.00**	**0.00%**
18	Others, Site Mobilisation, Temporary work for Construction, Site office, Sales office, Sample Flat and other misc. works	₹ 11.24	₹ 11.24	100%	₹ 11.24	**₹ 11.24**	**100.00%**
	TOTAL	**₹ 571.11**	**₹ 11.24**		**₹ 11.24**	**₹ 11.24**	

3. We estimate the Total Cost for completion of the project under reference as Rs. **₹ 4,494.42** (Total of column no. 3 in Tables A1,A2.... and Table B) including cost of 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 **31-03-2026** is Rs. **₹ 216.26** **4.81%** (Total of column no. 7 in Tables A1 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

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.

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Yours Faithfully
Signature & Name of Engineer

PIYUSH KUMAR GUPTA

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