

ENGINEER'S CERTIFICATE

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 4

Date:10-04-2026

Information as on 31-03-2026

Subject: Certificate of amount incurred on [International City Northern County and RERA Registration No.-Proposed] for Acquisition and Development of land and/or Construction of 151 Plot(s) situated on Khet No.KHET NO. 29, 30,66 JHA ,67,84 TO 86,88,89,91,92, 95, 96, 110, 111KA, 111KHA, 111GA, 112,113KA, 113KHA, 114, 115,117, 118, 119KHA, 146, 148 TO 150, 177KHA, 178KA, 178KHA, 266TO 273, 276 TO 279, 280KA, 297 TO 300, 353, demarcated by its boundaries latitude 28°19'.4020" N and 28°19'15.00528"N and longitude 79°28.3160"E and 79°28'33.2022" E of Village Nariyawal, Tehsil Bareilly , Bareilly Development Authority, District Bareilly , PIN 243123, admeasuring 38421.19 sq. meter area, being developed by [Competent Builders And Developers] and [UPRERAPRM7441], having Separate A/c No.'0712102900000020 Bank Name- PUNJAB NATIONAL BANK Izzat Nagar Branch, Bareilly Name - COMPETENT BUILDERS AND DEVELOPERS SEPERATE ACCOUNT FOR INTERNATIONAL CITY NORTHERN COUNTY

I/We _____ have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <INTERNATIONAL CITY NORTHERN COUNTY> <Project Id-PROPOSED>, situate on theKHET NO. 29, 30,66 JHA ,67,84 TO 86,88,89,91,92, 95, 96, 110, 111KA, 111KHA, 111GA, 112,113KA, 113KHA, 114, 115,117, 118, 119KHA, 146, 148 TO 150, 177KHA, 178KA, 178KHA, 266TO 273, 276 TO 279, 280KA, 297 TO 300, 353, demarcated by its boundaries latitude 28°19'.4020" N and 28°19'15.00528"N and longitude 79°28.3160"E and 79°28'33.2022" E of Village Nariyawal, Tehsil Bareilly , Bareilly Development Authority, District Bareilly , PIN 243123, admeasuring 38421.19 sq. meter area, being developed by [Competent Builders And Developers] and [UPRERAPRM7441]

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

- Sushil Kumar Shorey as Architect
- Braj Pal Singh as a structural consultant
- Rajesh Sharma as a map consultant
- Umesh Gupta as a site surveyor

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:

(in Rs Lac)

Table - A

Table - A							
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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises			not applicable			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks						
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.						
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.						
	TOTAL						

Braj Pal Singh
 B. P. Singh
 (University of Delhi)
 Chartered Engineer
 Reg. No. Eng 985

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple 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 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	392.00	376.32				96.00
2	Water Supply/Drinking Water Facilities	58.00	8.70				15.00
3	Sewerage (chamber, lines, Septic Tank, STP)	120.00	117.48				97.90
4	Storm Water Drain	80.00	56.00				70.00
5	Landscaping & Tree Planting	40.00	26.80				67.00
6	Street Lighting	35.00	-				-
7	Community Buildings	-	-				-
8	Treatment & Disposal of Sewage and Sullage water /STP	80.00	74.80				93.50
9	Solid Waste Management & Disposal	6.00	-				-
10	Water Conservation, Rainwater Harvesting	4.00	-				-
11	Energy Management/Use of Renewable Energy	-	-				-
12	Fire Protection and Fire Safety Requirements	-	-				-
13	Electrical Sub Station, Control Panel & Meter Room	106.54	90.44				84.89
14	Receiving Station	-					-
15	Plan of Development Works	20.00	15.33				76.65
16	Emergency Evacuation Services	-					-
17	Common Facilities in Basement	-					-
18	Others, if any (please specify)	-					-
	TOTAL	941.54	765.87				

3. We estimate the Total Cost for completion of the project under reference as Rs.941.54 (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 31-03-2026 is Rs.765.87 (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.

Yours Faithfully
Er. BRAJ PAL SINGH
Signature & Name of Engineer
Mobile No.
Email ID


Er. Braj Pal Singh
(University of Delhi)
(Chartered Engineer)
Reg. No. Eng-988