



ABS ASSOCIATES

STRUCTURAL DESIGNER & REGISTERED VALUER

Er. OMVEER SINGH

B.Tech (Civil)

Chartered Engineer (Reg. No. M-1748267)

Reg. No. IBBI/RV/11/2022/14529

Reg. No. WT Act CAT-1/24/2021-22

E-mail : omveersingh13@gmail.com

Ph. : 9837131155

Form-REG-2

ENGINEER'S CERTIFICATE

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

No. ABS/STR/ GIRIRAJ APPRTMENTS/01

Date: 14.07.2026

Information as on 30.06.2026

Subject: Certificate of 21.93 % of Completion for Construction and Development of the Project SHRI KRISHNARPANAM, Project_Registration_No UPRERAPRJ601092/12/2025 for situated on Khasra No. 174, 175, 176 and 179 in Village /Mauza, Chhatikara, Vrindavan, Tehsil Mathura Competent / Development Authority MATHURA VRINDAVAN DEVELOPMENT AUTHORITY District Mathura PIN 281121 admeasuring 6744.67 sq.mts. area being developed by GIRIRAJ APARTMENTS PRIVATE LIMITED and having id UPRERAPRM404936

I/We **Omveer Singh** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project SHRI KRISHNARPANAM, Project_Registration_No UPRERAPRJ601092/12/2025 situated on Khasra No. 174, 175, 176 and 179 in Village /Mauza, Chhatikara, Vrindavan, Tehsil Mathura Competent / Development Authority MATHURA VRINDAVAN DEVELOPMENT AUTHORITY District Mathura PIN 281121 admeasuring 6744.67 sq.mts. area being developed by GIRIRAJ APARTMENTS PRIVATE LIMITED and having id UPRERAPRM404936.

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

(i) M/s/Shri/Smt **SAMARTH PAVAN CHATURVEDI**

as Architect

(ii) M/s/Shri/Smt **SHUBHAM JAIN** as Structural Consultant

(iii) M/s/Shri/Smt **ASHISH MATHUR** as MEP Consultant

(iv) M/s/Shri/Smt **GOPAL SHARMA** 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:

(in Rs
Lac)

Table - A1							
Building/Wing/ Block /Tower Number or Name		Building: 1 (Resi)					
1	2	3	4	5	6	7	8

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Structural Engineer

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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	3.00	3.00	100.00%	3.00	3.00	100.00%
2	Total Number of Basement and Plinth	182.00	182.00	100.00%	182.00	182.00	100.00%
3	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4	Stilt Floor	212.00	50.00	23.58%	50.00	50.00	23.58%
5	Total 5 Number of Slabs of Super Structure	587.00	80.55	13.72%	80.55	80.55	13.72%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	358.00	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	78.00	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	75.00	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	50.00	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	65.00	0.00	0.00%	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.	62.00	0.00	0.00%	0.00	0.00	0.00%

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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.	20.00	0.00	0.00%	0.00	0.00	0.00%
TOTAL		1692.00	315.55	18.65%	315.55	315.55	18.65%

(in Rs Lac)

Table - A2

Building/Wing/ Block /Tower Number or Name		Building: 2 (Resi)					
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	3.00	3.00	100.00%	3.00	3.00	100.00%
2	Total Number of Basement and Plinth	210.00	210.00	100.00%	210.00	210.00	100.00%
3	Total Number of Podiums	0.00	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	190.00	190.00	100.00%	190.00	190.00	100.00%
5	Total 5 Number of Slabs of Super Structure	490.00	169.53	34.60%	169.53	169.53	34.60%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	285.00	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	70.00	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	71.00	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level	45.00	0.00	0.00%	0.00	0.00	0.00%

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	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	58.00	0.00	0.00%	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.	52.00	0.00	0.00%	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.	20.00	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	1494.00	572.53	38.32%	572.53	572.53	38.32%

(in Rs
Lac)

Table - A3

Building/Wing/ Block /Tower Number or Name		Building: 3 (Resi)					
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	2.75	0.00	0.00%	0.00	0.00	0.00%
2	Total 1 Number of Basement and Plinth	100.00	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums		0.00	0.00%	0.00	0.00	0.00%

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4	Stilt Floor	0.00	0.00	0.00%	0.00	0.00	0.00%
5	Total 5 Number of Slabs of Super Structure	120.00	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80.00	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	20.00	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	20.00	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	22.00	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	18.00	0.00	0.00%	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.	24.20	0.00	0.00%	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.	10.00	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	416.95	0.00	0.00	0.00	0.00	0.00

(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)
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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	102.00	0.00	0.00%	0.00	0.00	0.00%
2	Water Supply/Drinking Water Facilities	82.00	0.00	0.00%	0.00	0.00	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	82.00	0.00	0.00%	0.00	0.00	0.00%
4	Storm Water Drain	70.00	0.00	0.00%	0.00	0.00	0.00%
5	Landscaping & Tree Planting	35.00	0.00	0.00%	0.00	0.00	0.00%
6	Street Lighting	38.00	0.00	0.00%	0.00	0.00	0.00%
7	Community Buildings	0.00	0.00	0.00%	0.00	0.00	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	65.00	0.00	0.00%	0.00	0.00	0.00%
9	Solid Waste Management & Disposal	20.00	0.00	0.00%	0.00	0.00	0.00%
10	Water Conservation, Rainwater Harvesting	15.00	0.00	0.00%	0.00	0.00	0.00%
11	Energy Management/Use of Renewable Energy	0.00	0.00	0.00%	0.00	0.00	0.00%
12	Fire Protection and Fire Safety Requirements	10.00	0.00	0.00%	0.00	0.00	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	79.00	0.00	0.00%	0.00	0.00	0.00%
14	Receiving Station	0.00	0.00	0.00%	0.00	0.00	0.00%
15	Plan of Development Works	8.00	0.00	0.00%	0.00	0.00	0.00%
16	Emergency Evacuation Services	0.00	0.00	0.00%	0.00	0.00	0.00%
17	Common Facilities in Basement	0.00	0.00	0.00%	0.00	0.00	0.00%
18	Boundary Wall	60.00	48.00	80.00%	48.00	46.61	77.68%
	TOTAL	666.00	48.00	7.21%	48.00	48.00	7.21%

3. We estimate the Total Cost for completion of the project under reference as Rs.4269.00 Lakhs (Total of column no. 3 in Tables A1, A2, A3 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.

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4. The admissible expenditure till 30.06.2026 is Rs. 936.08 Lakhs (Total of column no. 7 in Tables A1, A2, A3 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 are as per Table-A1, A2 and A3.

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 (IN BLOCK LETTERS) of Engineer

Er. Omveer Singh

Structural Engineer

Chartered Engineer (Reg No. M-1748267)

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OMVEER SINGH

Mobile No. 9837131155

Email ID.omveer.singh13@gmail.com