

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector -62, Noida

FORM-REG -2
Dated : 12/04/2026

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 :- 1-03/Delta Square-26
Information as on: 31/03/26

Subject: Certificate of amount incurred for Construction and Development Work of the Project **"Delta Square"** having **I No. of Commercial Tower (B+LG+GF+15 Floors)** of the (UPRERA Registration Number – UPRERAPRJ787189/12/2025) Situated on the Plot no. SLC- 8/G/6, Sector Delta - II, 1st Cross Avenue, Greater Noida, Tehsil –Sadar, Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 201310 admeasuring 2313.47 Sq.mt. area being developed by **M/s. Baba Projects Private Limited, Promoter ID UPRERAPRM410320.**

I Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done of the Project **"Delta Square"** (UPRERA Registration Number – UPRERAPRJ787189/12/2025) Situated on the Plot no. SLC- 8/G/6, Sector Delta - II, 1st Cross Avenue, Greater Noida, Tehsil –Sadar, Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 201310 admeasuring 2313.47 Sq.mt. area being developed by **M/s. Baba Projects Private Limited, Promoter ID UPRERAPRM410320.**

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) Mr. Ar. Manish Jain as Architect
- (ii) Ms. Abha Gupta as Structural Consultant
- (iii) Mr. Praveen Soni as MEP Consultant
- (iv) Mr. Ajay Agarwal as Site Supervisor

2. The project yet to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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 B.

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(In Rs. Lakhs)

Table –A

Building/Wing/Block/Tower no or Name		Commercial Tower (B+LG+GF+15 Floors)					
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 7/Column 3)
1	Excavation	60	33	55%	33	33	55%
2	Total Number of Basement and Plinth	346	10	3%	10	10	3%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	322	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3,250	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	1,345	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	302	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	345	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	150	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	250	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting,	210	0	0%	0	0	0%

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	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.	184	0	0%	0	0	0%
	TOTAL	6,763	43	0%	43	43	0%

(In Rs. Lakhs)

Table -B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects

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 7/Column 3)
1	Internal Roads & Footpaths	56	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	45	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	85	0	0%	0	0	0%
	Storm Water Drain	21	0	0%	0	0	0%

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4							
5	Landscaping & Tree Planting	22	0	0%	0	0	0%
6	Street Lighting	5	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	6	0	0%	0	0	0%
9	Solid Waste Management & Disposal	0	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	20	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	0	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	157	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	86	0	0%	0	0	0%
14	Receiving Station	0	0	0%	0	0	0%
15	Plan of Development Works	0	0	0%	0	0	0%
16	Emergency Evacuation Services	0	0	0%	0	0	0%
17	Common Facilities in Basement	18	0	0%	0	0	0%
18	Others, if any	25	13	50%	13	13	25%
	TOTAL	547	13	2.3%	13	13	2.3%

3. We estimate the Total Cost for completion of the project under reference as Rs. 7,310 Lakhs
(Total of column no. 3 in Tables A 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 31/03/2026 is Rs. 56 Lakhs (Total of column no. 7 in Tables A and Table B)

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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-A.

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

ATUL SAXENA

Signature & Name of Engineer

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