



Project Management Consultant (PMC)
For
Greater Agra Scheme in Raipur Rahan Kalan Village

Form-REG-2
ENGINEER'S CERTIFICATE

Ref. No. PMC/ADA/2026/06/19/009

Date: 30-06-2026

Information as on 30-06-2026

Subject: Certificate for Project Management consultant for the Project Proposed Layout plan of Narmadapuram Township Khasra No. (557-560, 562-571, 572, 573, 641-643, 645, 657, 649-652, 659-666, 668-679, 681, 816-818, 822-835, 826/1377, 826/1378). Demarcated by its boundaries (latitude and longitude end points) to North, 27° 11' 59.323", 78° 8' 40.636" South, 27° 11' 35.682", 78° 8' 25.538" East, 27° 11' 35.651", 78° 8' 11.453" to West situated at Village Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 448851 sq.mts. area being developed by Agra Development Authority.

Nippon Koei India Pvt Ltd have undertaken assignment of Project Management consultant for certifying the Project Planning Expert of the Project Proposed Layout plan of Narmadapuram Township on Khasra No. (557-560, 562-571, 572, 573, 641-643, 645, 657, 649-652, 659-666, 668-679, 681, 816-818, 822-835, 826/1377, 826/1378). Demarcated by its boundaries (latitude and longitude of the end points) 27° 11' 59.323", 78° 8' 40.636" South, 27° 11' 35.682", 78° 8' 25.538", East, 27° 11' 35.651" 78° 8' 11.453" to West situated at Village Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 448851 sq.mts. area being developed by Agra Development Authority.

1. Following technical professionals were appointed by Nippon Koei India Pvt Ltd for verification / certification of the cost: -
 - i. Nippon Koei India Pvt Ltd Project Planning Expert.
 - ii. Nippon Koei India Pvt Ltd Site Supervisor.
 - iii. Nippon Koei India Pvt Ltd MEP Consultant
 - iv.
2. Based on Site Inspection, with respect to each of the site development component i.e. Internal Roads & Footpaths, Water Supply, Sewerage (chamber, lines, STP), Storm Water Drains, Landscaping & Tree Planting, Street Lighting, Treatment and disposal of sewage and sullage water, Solid Waste management & Disposal, Water conservation, Rain water harvesting and sub-station, receiving station of the aforesaid Real Estate Project, we certify as follows —and the site inspection carried out by us is given in following Table A and Table B:
 - 2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.
 - 2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.



Project Management Consultant (PMC) For Greater Agra Scheme in Raipur Rahan Kalan Village

Table -A							
Building/Wing/ Block [Tower Number or Name							
S. No	Task I Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-I	Expenditure computed as per REG-I	Admissible expenditure	Value of Work done in percentage as per admissible expenditure
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						
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						



Project Management Consultant (PMC)
For
Greater Agra Scheme in Raipur Rahan Kalan Village

1 1	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.						

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.						
----	---	--	--	--	--	--	--



Project Management Consultant (PMC) For Greater Agra Scheme in Raipur Rahan Kalan Village

Table -B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							in Rs Lac
s. No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (INR	Amou nt incurr ed till n o w	% of work don e as per lates t REG- I	Expendit ure compute d as per REG-I (Column 5)	Admissi ble expendit ure (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 & Foot Paths	37.00		5%	1.40		
2	Water Supply/Drinking Water Facilities	12.10		0%			
3	Sewerage (chamber, lines)	4.50		0%			
4	Storm Water Drain	10.00		2%			
5	Landscaping & Tree Plantin	1.20		0%			
6	Street Lighting	2.50		0%			
7	Community Buildings	0.00		0%			
8	Treatment & Disposal of Sewage and Sullage water [STP	5.90		0%			
9	Solid Waste Management & Disposal	0.0		0%			
10	Water Conservation, Rainwater Harvesting	1.10		0%			
11	Energy Management/Use of Renewable Energy	0.00		0%			
12	Fire Protection and Fire Safety Requirements	0.00		0%			
13	Electrical Sub Station, Control Panel & Meter Room	26.10		0%			
14	Receiving Station	20.00		0%			



Project Management Consultant (PMC)
For
Greater Agra Scheme in Raipur Rahan Kalan Village

15	Plan of Development Works	0.00		0%			
16	Emergency Evacuation Services	0.00		0%			
17	Common Facilities in Basement	0.00		0%			
18	Others - i. i. Boundary Wall ii. Cutting and Filling iii. Power Infrastructure	3.50 8.60 0.50		0%			
	TOTAL	133.00					

3. We estimate the Total Cost for completion of the project under reference as **Rs. 18,000.0 Lakhs** (Total of column no. 3 in Tables 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 20-04-2026 is Rs. 0.0 (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 Sincerely

Nippon Koei India Pvt. Ltd.
Authorised Signatory



NIPPON KOEI INDIA PVT. LTD.
Consulting Engineers



Project Management Consultant (PMC)
For
Greater Agra Scheme in Raipur Rahan Kalan Village



Project Management Consultant (PMC)
For
Greater Agra Scheme in Raipur Rahan Kalan Village

3. We estimate the Total Cost for completion of the project under reference as Rs. 133 Crores (Total of column no. 3 in Tables 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.

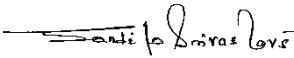
4. The admissible expenditure till 14-11-2025 is Rs. 0.0 (Total of column no. 7 in Tables A1, A2.... and Table B).

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 Sincerely



Nippon Koei India Pvt. Ltd.
Authorised Signatory