

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 AV/AP/02

Date: 13-07-2026

Information as on 30/06/2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "AMARA VILLAS" [UPRERAPRJ762870/01/2026] situate on Khasra No 233(P), 234(P) & 235 in Village / Sector Kalapur Tehsil: Bareilly, Competent / Development Authority: Bareilly Development Authority, District: Bareilly, PIN-243122 admeasuring 21,619 sq.mts. area being developed by M/s Aurika Projects LLP [UPRERAPRM394747]

I/We Neeraj Tyagi have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project AMARA VILLAS (UPRERAPRJ762870/01/2026), situate on the Khasra No/ Plot no 233(P), 234(P) & 235 of village Kalapur, Tehsil Bareilly, Competent/ Development Authority Bareilly Development Authority, District Bareilly, PIN 243122 admeasuring 21,619 sq.mts area being developed by M/s Aurika Projects LLP [UPRERAPRM394747]

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

- (i) M/s/Shri/Smt Shashank Maheshwari as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Creative Design Consultants & Engineers Pvt. Ltd. as Structural Consultant
- (iii) M/s/Shri/Smt Paradise Consultants as MEP Consultant
- (iv) M/s/Shri/Smt Neeraj Tyagi 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 Lacs)

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	0	0	0	-	-	0
2	Total Number of Basement and Plinth	0	0	0	-	-	0
3	Total Number of Podiums	0	0	0	-	-	0
4	Stilt Floor	0	0	0	-	-	0
5	Total Number of Slabs of Super Structure	0	0	0	-	-	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0	0	0	-	-	0
7	Sanitary Fittings within the Flat/Premises,	0	0	0	-	-	0
8	Electrical Fitting within the Flat/Premises	0	0	0	-	-	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0	0	0	-	-	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	0	0	0	-	-	0
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.	0	0	0	-	-	0
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.	0	0	0	-	-	0
TOTAL		0	0		-	-	

(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.....)

AURIKA PROJECTS LLP

Registered Office Address: Office No -1101, 11th Floor, Gulshan One29, Sector-129, Noida- 201304, Uttar Pradesh.

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Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lacs)
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	100	0	0	25	25	13%
2	Water Supply/Drinking Water Facilities	100	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	150	0	0	0	0	0
4	Storm Water Drain	50	0	0	0	0	0
5	Landscaping & Tree Planting	74	0	0	40	40	16%
6	Street Lighting	30	0	0	10	10	33%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	60	0	0	0	0	0
9	Solid Waste Management & Disposal	20	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	40	0	0	0	0	0
11	Energy Management/ Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	300	0	0	0	0	0
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	NA					
A	Main Entry Gate	30	10	33	10	10	33%
B	Site Mobilisation	10	10	100	10	10	100%
C	Earth Filling	236	141.6	60	141.6	141.6	60%
	TOTAL	1200	161.6		161.6	161.6	

3. We estimate the Total Cost for completion of the project under reference as Rs. 1200 Lacs (Total of column no. 3 in Table 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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30/06/2026 is Rs. 161.6 lacs (Total of column no. 7 in Table A 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- 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

Signature & Name (IN BLOCK LETTERS) of Engineer: NEERAJ TYAGI
Mobile No: 9582970219
Email ID neeraj.tyagi@aurikahomes.com

(UPRERAPR.J762870/01/2026) situate on Khasra No 233(P), 234(P) & 235 in Village / Sector Kalapur Tehsil: Bareilly, Competent / Development Authority: Bareilly Development Authority, District: Bareilly, PIN-243122, admeasuring 21619 sq.mts. area

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