



SHEKHAR DESIGN CENTRE

Er. S.N. SHARAN M.Tech (Str.)

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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. 03/2026-27

Date: 09/04/2026

Information as on 31st March 2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Experion SAATORI UPRERAPRJ747628/01/2026 situate in Village / Sector-Khasra no./Plot No. GH-01, Sector -151 Noida. Demarcated by its boundaries (latitude and longitude of the end points) (28°26'56.02"N 77°27'53.74"E to the North, 28° 26'52.03"N 77°27'58.88"E to the East, 28°26'49-43"N 77° 27'56.09"E to the South, 28° 26'53.49"N 77° 27'51.08"E to the West, Tehsil Gautam Budha Nagar, Competent / Development Authority NOIDA, District Gautam Budh Nagar , PIN 201310 admeasuring 20,050 sq.mts. area being developed by Experion Developers Private Limited and Promoter ID-UPRERAPRM3669

I SATYANAM SHARAN DIRECTOR OF SHEKHAR DESIGN CENTRE have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Experion SAATORI with Registration No. UPRERAPRJ747628/01/2026, situate on the Khasra No/ Plot noo GH-01, Sec - 151, Noida of village/ Tehsil Gautam Budh Nagar Competent/ Development Authority Noida Authority District Gautam Budhha Nagar PIN 201310 admeasuring 20050 sq.mts area being developed by Experion Developers Private Limited, Promoter's Id UPRERAPRM3669

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

- (i) M/s/Shri/Smt Abhineet Srivasta as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Satyanam Sharan as Structural Consultant
- (iii) M/s/Shri/Smt Prince Kumar Verma as MEP Consultant
- (iv) M/s/Shri/Smt Dinesh kumar 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		T1					
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	309.41	-	0%	-	-	0%
2	Total Number of Basement and Plinth	3,712.87	-	0%	-	-	0%
3	Total Number of Podiums	1,237.62	-	0%	-	-	0%
4	Stilt Floor	928.22	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	7,221.58	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	7,331.37	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	379.45	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	1,225.54	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	673.00	-	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	742.39	-	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.	2,366.23	-	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%
	TOTAL	26,127.68	-		-	-	

Table - A2							
Building/Wing/ Block /Tower Number or Name		T2					
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	242.53	-	0%	-	-	0%
2	Total Number of Basement and Plinth	2,910.41	-	0%	-	-	0%
3	Total Number of Podiums	970.14	-	0%	-	-	0%
4	Stilt Floor	727.60	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	5,660.78	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5,746.84	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	297.44	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	960.66	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	527.54	-	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	581.94	-	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.	1,854.82	-	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%
	TOTAL	20,480.71	-		-	-	

Table - A3							
Building/Wing/ Block /Tower Number or Name		T3					
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	2	3	4	5	6	7	8
1	Excavation	242.53	-	0%	-	-	0%
2	Total Number of Basement and Plinth	2,910.41	-	0%	-	-	0%
3	Total Number of Podiums	970.14	-	0%	-	-	0%
4	Stilt Floor	727.60	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	5,660.78	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5,746.84	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	297.44	-	0%	-	-	0%

8	Electrical Fitting within the Flat/Premises	960.66	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	527.54	-	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	581.94	-	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.	1,854.82	-	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%
	TOTAL	20,480.71	-		-	-	

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	1,089.39			-	-	0%
2	Water Supply/Drinking Water Facilities	187.06			-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	30.00			-	-	0%
4	Storm Water Drain	60.07			-	-	0%
5	Landscaping & Tree Planting	544.69			-	-	0%
6	Street Lighting	48.84			-	-	0%
7	Community Buildings	5,513.08			-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	65.69			-	-	0%
9	Solid Waste Management & Disposal	5.95			-	-	0%
10	Water Conservation, Rainwater Harvesting	24.33			-	-	0%
11	Energy Management/Use of Renewable Energy	21.57			-	-	0%
12	Fire Protection and Fire Safety Requirements	210.94			-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	1,547.04			-	-	0%
14	Receiving Station	228.09			-	-	0%
15	Plan of Development Works	544.69			-	-	0%
16	Emergency Evacuation Services	-			-	-	0%
17	Common Facilities in Basement	35.58			-	-	0%
18	Others, if any (please specify)	-			-	-	0%
	TOTAL	10,157.01	-		-	-	

3. We estimate the Total Cost for completion of the project under reference as **Rs.77,246.12 Lacs** (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 31st March 2026 is Rs.0/- (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 is 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
ER. SATYANAM SHARAN
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Satyam Sharan

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