

* Structural Engineers * Govt. Regd. Valuers * Chartered Engineers (Civil)

* Fellow of Institution of Engineers (India).

* Fellow of Indian Association of Structural Engineers.

ENGINEER CERTIFICATE - REG=3

Subject : Certificate for Percentage of Completion of Construction Work in the Project "INDUS CENTRAL" situated on the land admeasuring 2296 sq.mts. the Khasra No.545 (part) & 546 (part), Village Roshanpur Dorli, Tehsil Sardhana, Distt, Roorkee Road, Meerut (U.P.), as approved by Meerut Development Authority, Meerut, Layout No.MDA/BP/2024-25/0276 area being developed by Indus Valley Promoters Limited.

1. I Gaurav Rastogi have undertaken assignment from the Promoter M/s Indus Valley Promoters Ltd. as Project Engineer and hereby certify the Percentage of Completion Work of the INDUS CENTRAL Building(s) Block/ Tower (s) situated on the land admeasuring 2296 sq.mts. out of the Khasra No.545 & 546 at Rajan Kunj, Village Roshanpur Dorli, Tehsil Sardhana, Distt Meerut being developed by Indus Valley Promoters Limited in accordance with layout plan as approved by Meerut Development Authority, Meerut.

1. Following technical professionals are appointed by owner / Promotor :-

(i) Shri Arvind Rastogi as L.S. / Architect ;

(ii) M/s Gaurav & Associates, Meerut as Structural Consultant

(iii) Shri Gulshan Kumar as Project Manager

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:

Table - A

Building/Wing/ Block /Tower Number or Name		(in Rs Lac)					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till 31.03.2026	% 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)
1	Excavation (Site Cleaning & Technical arrangement)	3,026,000	2,696,316				
2	Total Number of Basement and Plinth	32,835,000					
3	Total Number of Podiums	-					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	96,547,000					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	54,565,000					
7	Sanitary Fittings within the Flat/Premises,	3,600,000					
8	Electrical Fitting within the Flat/Premises	11,886,900					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	7,200,000					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	10,324,000					
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.	5,030,000					

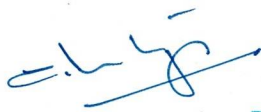
Dr. (Er.) GAURAV RASTOGI
 Ph.D., M. Tech. (Structural Engg.)
 F.I.E. (India), F-119485/9
 F.I.V., Chartered Engineer (Civil)
GAURAV & ASSOCIATES
 101-E, Aditya Palace, Garh Road
 MEERUT, Ph.:0121-4006606,4022879

12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, insatallations 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.	500,000					
	TOTAL	225,513,900	2,696,316			-	

							(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	Boundary Wall	200,000					
2	Internal Roads & Footpaths	1,000,000					
3	Water Supply/Drinking Water Facilities	2,000,000					
4	Sewerage (chamber, lines, Septic Tank, STP)	2,000,000					
5	Storm Water Drain	450,000					
6	Landscaping & Tree Planting	450,000					
7	Street Lighting	-					
8	Community Buildings	-					
9	Treatment & Disposal of Sewage and Sullage water /STP	2,500,000					
10	Solid Waste Management & Disposal	900,000					
11	Water Conservation, Rainwater Harvesting	300,000					
12	Energy Management/Use of Renewable Energy	-					
13	Fire Protection and Fire Safety Requirements	3,000,000					
14	Electrical Sub Station, Control Panel & Meter Room	-					
15	Receiving Station	-					
16	Plan of Development Works	-					
17	Emergency Evacuation Services	-					
18	Common Facilities in Basement	15,000,000					
19	Others, if any (please specify)	-					
	TOTAL	27,800,000	-				
	Grand Total	253,313,900	2,696,316	1%			

3. We estimate the Total Cost for completion of the project under reference as Rs.26,96,316/- (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 31.03.2026 is Rs.26,96,316/- (Total of column no. 7 in Tables A1, A2.... 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-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.

Signature of Engineer

Dated : 09.04.2026

Name : Gaurav Rastogi

Address : 101-E, Aditya Palce, Garh Road, Meerut

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