



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

Form-REG-2
ENGINEER'S CERTIFICATE

Ref. No. PMC/ADA/2026/06/19/008

Date: 30-06-2026

Information as on 30-06-2026

Subject: Certificate for Project Management consultant for the Proposed layout plan of Mahanadipuram township khasra no. 345,347,350-354,369-372, 1261/352 of village Rahankalan & Khasra no. 604-605, 615-640, 646-647, 651-659, 665, 693, 696-707, 658/1379 of village Raipur. Demarcated by its boundaries (latitude and longitude of the end points) 27°12'20.17", 78° 8'3.00" to the North, 27°12'13.59", 78° 8'10.99" to the East, 27°11'55.90", 78° 8'10.04" to the South, 27°12'4.52", 78° 7'47.55" to the West situated at Village Rahanakalan and Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 330574 sq.mts. area being developed by Agra Development Authority.

I/We have Nippon Koei India Pvt Ltd have undertaken assignment of Project Management consultant for the Proposed layout plan of Mahanadipuram township on khasra no. 345,347,350-354,369-372, 1261/352 of village Rahankalan & Khasra no. 604-605, 615-640, 646-647, 651-659, 665, 693, 696-707, 658/1379 of village Raipur. Demarcated by its boundaries (latitude and longitude of the end points) 27°12'20.17", 78° 8'3.00" to the North, 27°12'13.59", 78° 8'10.99" to the East, 27°11'55.90", 78° 8'10.04" to the South, 27°12'4.52", 78° 7'47.55" to the West situated at Village Rahanakalan and Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 330574 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. as Project Planning Expert
 - ii. Nippon Koei India Pvt. Ltd. as Site Supervisor
 - iii. Nippon Koei India Pvt. Ltd. as MEP Consultant
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.



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Table - A							
Building/Wing/ Block /Tower Number or Name							
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	Admissible expenditure	Value of Work done in percentage as per admissible expenditure
1	Excavation	NA		NA			
2	Total Number of Basement and Plinth	NA		NA			
3	Total Number of Podiums	NA		NA			
4	Stilt Floor	NA		NA			
5	Total Number of Slabs of Super Structure	NA		NA			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA		NA			
7	Sanitary Fittings within the Flat/Premises,	NA		NA			
8	Electrical Fitting within the Flat/Premises	NA		NA			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA		NA			
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the	NA		NA			



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	building/Wing/ Block/ Tower, Overhead and Underground Water Tanks						
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.	NA		NA			

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.	NA		NA			
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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 Lac)
S. No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (INR Cr)	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	22.30		5%	1.1		
2	Water Supply/Drinking Water Facilities	9.30		0%			
3	Sewerage (chamber, lines)	2.80		0%			
4	Storm Water Drain	4.70		0%			
5	Landscaping & Tree Planting	1.20		0%			
6	Street Lighting	2.00		0%			
7	Community Buildings	0.00		0%			
8	Treatment & Disposal of Sewage and Sullage water /STP	5.90		0%			
9	Solid Waste Management & Disposal	0.00		0%			
10	Water Conservation, Rainwater Harvesting	0.50		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	11.40		0%			
14	Receiving Station	20.00		0%			



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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. Boundary Wall ii. Cutting and Filling iii. Power Infrastructure	4.00 8.00 8.90		0%			
	TOTAL	101.00		5%			

3. We estimate the Total Cost for completion of the project under reference as Rs. 101.00 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 19-12-2025 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



NIPPON KOEI INDIA PVT. LTD.
Consulting Engineers



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