

Form-REG-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date:10.07.2026

Information as on 30.06.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project- Senior Living < UPRERAPRJ151100/04/2026> situate in Village - Miuri- Khurd, Tehsil- Bareilly, Competent / Development Authority - Zila Panchyat Bareilly, District- Bareilly, PIN-243126, admeasuring- 16034.897 sq.mts. area being developed by M/S CIPL Services Private Limited Bareilly (UP)

I Vijay Kumar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project -Senior Living , <Project Id>, situate on the Khasra No/ Plot no1263,1264,1266,1267 & 1268, of villageMiuri Khurd Tehsil- Bareilly, Competent/ Development Authority Zila Panchyat, District -Baareilly, PIN 243126, admeasuring- 16034.896 sq.mts area being developed by M/S CIPL Services Private Limited Bareilly (UP)

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

- (i) M/s/Shri/Smt-Concept Planners International as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt-YG Consulting & Engineers LLP as Structural Consultant
- (iii) M/s/Shri/Smt-MEP Buildtech as MEP Consultant
- (iv) M/s/Shri/Smt-TQ Cert Services Private Limited 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)
Table - A-1							
Building/Wing/ Block /Tower Number or Name		C2					
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	722160	692270	100%	692,270.00	692,270.00	95.86%
2	Total Number of Basement and Plinth	0	0	0	-	-	
3	Total Number of Podiums	0	0	0	-	-	
4	Stilt Floor	0	0	0	-	-	
5	Total Number of Slabs of Super Structure	65244796	55934380	86%	55,934,380.00	55,934,380.00	85.73%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	73748112	13514653	18%	13,514,653.00	13,514,653.00	18.33%
7	Sanitary Fittings within the Flat/Premises,	14638372	979492	7%	979,492.00	979,492.00	6.69%
8	Electrical Fitting within the Flat/Premises	16374034	1628894	10%	1,628,894.00	1,628,894.00	9.95%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	32497200	5522874.8	17%	5,522,874.80	5,522,874.80	16.99%

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VIJAY KUMAR
B.E. (CIVIL)

MOBILE- 7838607041

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6018000	976800	16%	976,800.00	976,800.00	16.23%
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.	13843760	0	0%	-	-	0.00%
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.	13071214	0	0%	-	-	0.00%
13	Any other activity (Wardroba/vanities/Mouular Kitchen)	19932819					
	TOTAL	256090467	79249363.8				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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ADDRESS:- L-2164,1ST AVENUE,GAUR CITY 1, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

Table - A-2

Building/Wing/ Block /Tower Number or Name		C3					
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	722160	692270	100%	692,270.00	687,704.00	95.23%
2	Total Number of Basement and Plinth	0	0	0	-	-	
3	Total Number of Podiums	0	0	0	-	-	
4	Stilt Floor	0	0	0	-	-	
5	Total Number of Slabs of Super Structure	65244796	57564139	88%	57,564,139.00	57,564,139.00	88.23%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	73748112	10757910	15%	10,757,910.00	10,757,910.00	14.59%
7	Sanitary Fittings within the Flat/Premises,	14638372	978292	7%	978,292.00	978,292.00	6.68%
8	Electrical Fitting within the Flat/Premises	16374034	602403	4%	602,403.00	602,403.00	3.68%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	32497200	4549355	14%	4,549,355.00	4,549,355.00	14.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6018000	0	0%	-	-	0.00%

(Signature)

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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.	13843760	0	0%	-	-	0.00%
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.	13071214	0	0%	-	-	0.00%
13	Any other activity (Wardroba/vanities/Mouular Kitchen)	19932819	0				0.00%
TOTAL		256090467	75144369				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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Table - A-3

ADDRESS:- L-2164,1ST AVENUE,GAUR CITY 1, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

Building/Wing/ Block /Tower Number or Name		C4					
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	601800	564394	94%	564,394.00	564,394.00	94%
2	Total Number of Basement and Plinth	0	0		-	-	
3	Total Number of Podiums	0	0		-	-	
4	Stilt Floor	0	0		-	-	
5	Total Number of Slabs of Super Structure	62083340	44856595	72%	44,856,595.00	44,856,595.00	72%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	62495160	10538527	17%	10,538,527.00	10,538,527.00	17%
7	Sanitary Fittings within the Flat/Premises,	13195350	821836	6%	821,836.00	821,836.00	6%
8	Electrical Fitting within the Flat/Premises	14929714	506016	3%	506,016.00	506,016.00	3%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30090000	3610973	12%	3,610,973.00	3,610,973.00	12%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6018000	0	0%	-	-	0%

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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.	13843760	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..	13071214	0	0%	-	-	0%
13	Any other activity (Wardroba/vanities/Mouular Kitchen)	19811240	0	0%			0%
TOTAL		236139578	60898341				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

ADDRESS:- L-2164,1ST AVENUE,GAUR CITY 1, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

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							(in Rs)
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	19979760		0%	-	-	0.00%
2	Water Supply/Drinking Water Facilities	1805400		0%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	1263780	987471	78%	987,471.00	987,471.00	78.14%
4	Storm Water Drain	902700		0%	-	-	0.00%
5	Landscaping & Tree Planting	1805400		0%	-	-	0.00%
6	Street Lighting	1624860		0%	-	-	0.00%
7	Community Buildings	NA		NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	12167280.9		0%	-	-	0.00%
9	Solid Waste Management & Disposal	1636294.2		0%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	2166480		0%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	1997268		0%	-	-	0.00%
12	Fire Protection and Fire Safety Requirements	6542274		0%	-	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	16131426		0%	-	-	0.00%
14	Receiving Station	NA		NA	NA	NA	NA
15	Plan of Development Works	722160		0%	-	-	0.00%
16	Emergency Evacuation Services	541620		0%	-	-	0.00%
17	Common Facilities in Basement	NA		NA	NA	NA	NA

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18	Others, if any (please specify)	30000000		NA	NA	NA	NA
	TOTAL	99286703.1	987471				

3. We estimate the Total Cost for completion of the project under reference as Rs.847607215.00 (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.

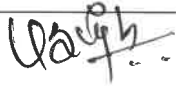
4. The admissible expenditure till 30.06.26 is Rs 216279545 (Total of column no. 7 in Tables A1, A2.... and Table B)).

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 Faithfully



Signature & Name (VIJAY KUMAR) of Engineer
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Email ID vijay_pbt@yahoo.com

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