RZEST ENGINEERS

CONTRACTORS AND CONSULTANTS

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:09-07-2026

Information as on -09-07-2026

Subject: Certificate of amount incured for construction & development of the Project **58 High Street RERA Registration no.- UPRERAPRJ568355**) situated on the Khasra No./ Plot no. 1102. Vill. Noornagar(Raj Nagar Extension), Ghaziabad , Uttar Pradesh ,Competent/ Development authority Ghaziabad Development Authority , District - Ghaziabad , PIN-201017 , admeasuring 5376 sq.mts. area being developed by [M/s CHARMS INDIA PRIVATE LIMITED CIN No U80301DL1996PTC077322]-

I/We Rabi Akthar have undertaken assignment as Project/Chartered Engineer for certifying the amount incurred for the work done on the project, Project Name 58 High Street situated on Khasra No./ Plot no. 1102. Vill. Noornagar(Raj Nagar Extension), Ghaziabad, Competent/ Development authority Ghaziabad Development Authority, District - Ghaziabad , PIN- 201017 , admeasuring 5376sq.mts. area being developed by [M/s Charms India Private Limited CIN No U80301DL1996PTC077322]-

1. Following technical professionals were appointed by me for verification / certification of the cost: -
1. Following technical professionals are appointed by Promoter: -
(i) M/s/Shri/Smt Singla Architect & Associates as Licensed Surveyor/Architect
(ii) M/s/Shri/Smt RZest Consultant . as Structural Consultant
(iii) M/s/Shri/Smt We Design Consultant as MEP Consultant
(iv) M/s/Shri/Smt Rajender Kumar Yadav as Site Incharge

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							
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	5,00,000.00	5,00,000.00	100%	5,00,000.00	5,00,000.00	100%
2	Total Number of Basement and Plinth	4,00,00,000.00	4,00,00,000.00	100%	4,00,00,000.00	4,00,00,000.00	100%
3	Total Number of Podiums	-	-		-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of Slabs of Super Structure	15,00,00,000.00	15,00,00,000.00	100%	15,00,00,000.00	15,00,00,000.00	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2,00,00,000.00	2,00,00,000.00	100%	2,00,00,000.00	2,00,00,000.00	100%
7	Sanitary Fittings within the Flat/Premises,	45,00,000.00	42,00,000.00	90%	40,50,000.00	40,50,000.00	90%
8	Electrical Fitting within the Flat/Premises	50,00,000.00	45,00,000.00	90%	45,00,000.00	45,00,000.00	90%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1,00,00,000.00	90,00,000.00	90%	90,00,000.00	90,00,000.00	90%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2,50,00,000.00	2,40,00,000.00	90%	2,25,00,000.00	2,25,00,000.00	90%
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.	4,00,00,000.00	3,85,00,000.00	90%	3,60,00,000.00	3,60,00,000.00	90%
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.	50,00,000.00	35,00,000.00	75%	37,50,000.00	35,00,000.00	70%
	TOTAL	30,00,00,000.00	29,42,00,000.00		29,03,00,000.00	29,00,50,000.00	97%

RZEST ENGINEERS Reg. No AM1801395 Chartered Engineer

Lane-7, Ghaffar Manzil, Jamia Nagar New Delhi-110025
Mail: rzestengineers@gmail.com Website: Rzestengineers.com
Contact: +919990644767, +919958066112

(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 .....)

Table - B

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

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	7,00,000.00	5,00,000.00	70%	4,90,000.00	4,90,000.00	70%
2	Water Supply/Drinking Water Facilities	10,00,000.00	8,00,000.00	60%	6,00,000.00	6,00,000.00	60%
3	Sewerage (chamber, lines, Septic Tank, STP)	20,00,000.00	16,00,000.00	75%	15,00,000.00	15,00,000.00	75%
4	Storm Water Drain	5,00,000.00	4,00,000.00	70%	3,50,000.00	3,50,000.00	70%
5	Landscaping & Tree Planting	5,00,000.00	4,00,000.00	80%	4,00,000.00	4,00,000.00	80%
6	Street Lighting	5,00,000.00	3,00,000.00	60%	3,00,000.00	3,00,000.00	60%
7	Community Buildings	-	-		0.00	0.00	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	20,00,000.00	15,00,000.00	70%	14,00,000.00	14,00,000.00	70%
9	Solid Waste Management & Disposal	20,00,000.00	12,00,000.00	60%	12,00,000.00	12,00,000.00	60%
10	Water Conservation, Rainwater Harvesting	10,00,000.00	7,00,000.00	70%	7,00,000.00	7,00,000.00	70%
11	Energy Management/Use of Renewable Energy	-	-	0%	0.00	0.00	0%
12	Fire Protection and Fire Safety Requirements	2,00,00,000.00	1,50,00,000.00	75%	1,50,00,000.00	1,50,00,000.00	75%
13	Electrical Sub Station, Control Panel & Meter Room, Generator etc	1,98,00,000.00	1,00,00,000.00	60%	1,18,80,000.00	1,00,00,000.00	51%
14	Receiving Station	50,00,000.00	45,00,000.00	90%	45,00,000.00	45,00,000.00	90%
15	Plan of Development Works	50,00,000.00	35,00,000.00	70%	35,00,000.00	35,00,000.00	70%
16	Emergency Evacuation Services	50,00,000.00	30,00,000.00	60%	30,00,000.00	30,00,000.00	60%
17	Common Facilities in Basement	2,50,00,000.00	1,25,00,000.00	60%	1,50,00,000.00	1,25,00,000.00	50%
18	Others, if any (please specify)	1,00,00,000.00	65,00,000.00	70%	70,00,000.00	65,00,000.00	65%
	(Basement Drainage/Painting/Sinage etc)						
	TOTAL	**10,00,00,000.00**	**6,24,00,000.00**		**6,68,20,000.00**	**6,19,40,000.00**	**62%**
		40,00,00,000.00	**35,66,00,000.00**		**35,71,20,000.00**	**35,19,90,000.00**	

3. We estimate the Total Cost for completion of the project under reference as Rs. 40 Cr (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 30.06.2026 is Rs.35.19 cr (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.

Rubi Ak[illegible]
Mobile No. [illegible]4767
Email ID ...rzestengineers@gmail.com