

ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date: 30.06.2026

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project KARYAN NINE, Project Registration No. UPRERAPRJ199079/05/2026 situated at khasra no. 957 Village Mehrauli, NH-09 (old NH-24) Tehsil Ghaziabad, Uttar Pradesh -201002, Ghaziabad Development Authority (GDA), admeasuring 4549.956 sq.mts. area being developed by [AIH REALTY PRIVATE LIMITED, UPRERAPRM454367]

I/We RD Chaudhary M/s. RD Chaudhary Consultants _ have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project KARYAN NINE, Project Registration No. UPRERAPRJ199079/05/2026 situated at khasra no. 957, Village Mehrauli, NH-09 (old NH-24) Tehsil Ghaziabad, Uttar Pradesh -201002, Ghaziabad Development Authority (GDA), admeasuring 4549.956 sq.mts. area being developed by [AIH REALTY PRIVATE LIMITED, UPRERAPRM454367].

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

- (i) M/s/Shri Navdeep M/s. Creative Line as Licensed Surveyor / Architect
- (ii) M/s/Shri RD Chaudhary M/s. RD Chaudhary consultants as Structural Consultant
- (iii) M/s/Shri Nabeel Ahmad M/s. Earthwise Design Solution as MEP Consultant
- (iv) M/s/Shri/ Keshar Singh 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 Lakh)

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	225		40%	90		
2	Total Number of Basement and Plinth	900		15%	135		
3	Total Number of Podiums	225					
4	Stilt Floor	225					
5	Total Number of Slabs of Super Structure	4050					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	337.5					
7	Sanitary Fittings within the Flat/Premises,	337.5					
8	Electrical Fitting within the Flat/Premises	337.5					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	337.5					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	675					
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.	675					

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.	675					
TOTAL		9000	196.2		225	196.2	0

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2, A3.....)

Table - B

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

							(in Rs Lakh)
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	Expenditure computed as	Admissible expenditure	Value of Work done in Percentage as per
1	Internal Roads & Footpaths	150					
2	Water Supply/Drinking Water Facilities	0					
3	Sewerage (chamber, lines, Septic Tank, STP)	150					
4	Storm Water Drain	60					
5	Landscaping & Tree Planting	60					
6	Street Lighting	60					
7	Community Buildings	300					
8	Treatment & Disposal of Sewage and Sullage water /STP	90					
9	Solid Waste Management & Disposal	60					
10	Water Conservation, Rainwater Harvesting	30					
11	Energy Management/Use of Renewable Energy	30					
12	Fire Protection and Fire Safety Requirements	60					
13	Electrical Sub Station, Control Panel & Meter Room	60					
14	Receiving Station	15					
15	Plan of Development Works	15					
16	Emergency Evacuation Services	15					
17	Common Facilities in Basement	30					
18	Others, if any (please specify)	15					
	TOTAL	1200	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs. **10200 Lakh** (Total of column no. 3 in Tables A1, A2, A3.... 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. **196.2** Lakhs (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, 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

Signature & Name (IN BLOCK LETTERS) of Engineer RAMKRISHNA D CHAUDHARI
Mobile No.7506947212
Email ID rdchconsultants@gmail.com


Ramkrishna D. Chaudhari
Chartered Engineer
Fellow - F-1230502