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NO...

Date: 08/09/2025
FORM-R

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of I-THUM HEIGHTS PHASE-02 ,01-No. of Building(s)/01Block(s) of the Phase of the Project [UPRERAPR A/F] situated on the Khasra No/ Plot no.-A 16,SECTOR-62, NOIDA (UP) Demarcated by its boundaries (latitude and longitude OF the end point -01 (28 37 40.98N 77 22 11.85E,) and the end point -02 (28 37 44.23N 77 22 11.92E,) PLOT No. A-9 to the North 30 M WIDE ROAD to the South . PLOT NO. A-15, SECTOR 62 to East PLOT NO. A-17, SECTOR 62 to the West. Tehsil DADRI Competent/ Development authority NOIDA AUTHORITY District: GAUTAM BUDH NAGAR, PIN 201309 admeasuring 2850.00 Sqm. (Total plot area consisting of existing Tower/ Phase is 8000.00 sqm area) being developed by [R AND R TECH MACH LTD. LTD/UPRERAPRM380778]

I Adesh Jain have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **I-THUM HEIGHTS** Building(s)/ 01 Block/ Tower (s) of 01 Phase of the Project, situated on the Khasra No/ Plot no **A-16, SECTOR-62, NOIDA** of tehsil **DADRI** competent/ development authority **NOIDA AUTHORITY** District **GAUTAM BUDH NAGAR** PIN **201309** admeasuring **2850.00 sqm.** area being developed by **[R AND R TECH MACH LTD./UPRERAPRM380778]**

This is to certify that I have undertaken the assignment of certifying estimated cost and expenses incurred on actual on-site construction for the Real Estate Project mentioned above.

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

SHRI. ATEESH AGARWAL as Architect
SHRI. VINOD JAIN as Structural Consultant
SHRI. BIKRAM KUKREJA as MEP Consultant
SHRI. SATYAVEER 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 building(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/Tower bearing Number 01 or called I-THUM HEIGHTS PHASE-02

1	2	3	4	5	6	7	8
s.l.no	Task/ Activity	Total Estimated Cost with GST	Amount incurred till now	%age of work done as per latest REG-01	Expenditure computed as per REG-1 (Column 3 X Column 5)	Admissible EXPENDITURE (Lower of column 4 & column 6)	Value of work done in percentage as per admissible expenditure (column 7/3 A)
1	EXCAVATION	42,62,896.23	38,36,606.61	90%	38,36,606.61	38,36,606.61	90%
2	TOTAL NO OF BASEMENT AND PLINTH .	9,48,56,561.94	2,25,28,433.46	25%	2,25,28,433.46	2,25,28,433.46	25%

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3	TOTAL NO OF SLABS OF SUPER STRUCTURE	37,82,95,159.39	NIL	0%	NIL	NIL	0%
4	Internal walls , internal plaster, Flooring within Flats/Premises, Door and Window to each of the flats/premises.	8,94,59,365.55	NIL	0%	NIL	NIL	0%
5	Sanitary Fitting within the Flat/ Premises	2,77,19,637.22	NIL	0%	NIL	NIL	0%
6	Electrical :- Providing & fixing of electrical Fitting within the Flat /premises.	5,54,39,274.44	NIL	0%	NIL	NIL	0%
7	Staircases, Lift wells, and Lobbies at each floor level connecting staircase and Lifts	2,72,40,300.00	NIL	0%	NIL	NIL	0%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks	13,55,52,839.73	NIL	0%	NIL	NIL	0%
9	Installation of Lifts, water Pumps, Fire Fighting , Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc	15,08,82,834.10	NIL	0%	NIL	NIL	0%
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation	1,79,81,288.56	NIL	0%	NIL	NIL	0%

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	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						
	Total cost	97,69,47,329.06	2,63,65,040.07		2,63,65,040.07	2,63,65,040.07	

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TABLE B

Cost incurred on internal and external development work (common facilities) in respect of the entire registered project.

S.L.NO	Task/activity	Total Estimated cost	Total Estimated Amount with GST	Amount incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Column3xColumn5)	Admissible expenture (lower of column 4& column6)	Value of work done in %age as per admissible expenditure (column7/3)
1	Internal Roads & footpatths	53,22,170.35	53,22,170.35	NIL	0%	NIL	NIL	0%
2	WATER SUPPLY DRINKING WATER FACILITIES	17,74,056.78	17,74,056.78	NIL	0%	NIL	NIL	0%
3	SEWERAGE (CHAMBER LINE) STP	32,79,985.85	32,79,985.85	NIL	0%	NIL	NIL	0%
4	STORM			NIL		NIL	NIL	

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	WATER DRAIN	17,74,056.78	17,74,056.78		0%			0%
5	LANDSCAPING & TREE PLANTING	14,19,245.43	14,19,245.43	NIL	0%	NIL	NIL	0%
6	STREET LIGHTING	3,54,811.36	3,54,811.36	NIL	0%	NIL	NIL	0%
7	SOLID WASTE MANAGEMENT & DISPOSAL	10,08,900.00	10,08,900.00	NIL	0%	NIL	NIL	0%
8	RAINWATER HARVESTING	10,59,345.00	10,59,345.00	NIL	0%	NIL	NIL	0%
9	FIRE PROTECTION AND FIRE SAFETY	16,63,178.46	16,63,178.46	NIL	0%	NIL	NIL	0%
10	ELECTRICAL SUB STATION CONTROL PANEL & METER ROOM	25,22,250.00	25,22,250.00	NIL	0%	NIL	NIL	0%
	Total Cost (B)	2,01,78,000.00	2,01,78,000.00					

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3. We estimate the Total Cost for completion of the project under reference as Rs. 99,71,25,329.06 (Total of column no. 3 in Tables (A.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 Authority under whose jurisdiction the mentioned project is being developed.

4.The admissible expenditure till 08-09-2025 is Rs. 2,63,65,040.07 (Total of column no. 7 in Tables A, .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-A

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



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