

ENGINEER'S CERTIFICATE

Form-REG-2

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

No-UPRERAPRJ307878/07/2026

Date:14.07.2026

Information as on 30.06.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "LIFESTYLE CENTRAL" <UPRERAPRJ307878/07/2026> situated on Plot No. SLC-8/G/2, Sector-Delta-II, Tehsil-Sadar, Greater Noida, District-Gautam Budh Nagar, Uttar PIN-201310 admeasuring 2313.47 sq.mts. area being developed by M/s DTR Developers LLP, Promoter ID-UPRERAPRM453432

I Ravi Shanker Sharma have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Lifestyle Central" <UPRERAPRJ307878/07/2026>, situate on Plot No. SLC-8/G/2, Sector-Delta-II, Tehsil-Sadar, Greater Noida, District-Gautam Budh Nagar, Uttar PIN-201310 admeasuring 2313.47 sq.mts. area being developed by M/s DTR Developers LLP, Promoter ID-UPRERAPRM453432

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

- (i) Mr. Avnish Goel (Inarc Architects & Interiors) as Licensed Architect
- (ii) Mr. Vivek Kumar Pankaj (Sushumna Consultancy Services LLP) as Structural Consultant
- (ii) Mr. Wais Ahmad (M/s WAC Engineers India Pvt. Ltd.) as MEP Consultant
- (iv) Manish Sharma 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 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 Lac)

Table - A							
Building							
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	40.00	0	100	40	0	0
2	Total 1 Number of Basement and 1 Number of Lower Ground	290.00	0.95	10	29	0.95	0.33
3	Total Number of Podiums	N/A	-	-	-	-	-
4	Stilt Floor	N/A	-	-	-	-	-
5	Total Number of Slabs of Super Structure (G+18)	1100.00	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1150.00	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	25.00	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	182.00	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	210.00	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1065.00	0	0	0	0	0
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.	835.00	0	0	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.	125.00	0	0	0	0	0
	TOTAL-TABLE A	5022.00	0.95		0	0	0

(Prepare separate table for Building as per Promoter details).

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

							(in Rs Lac)
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	158.00	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	85.00	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	15.00	0	0	0	0	0
4	Storm Water Drain	10.00	0	0	0	0	0
5	Landscaping & Tree Planting	25.00	0	0	0	0	0
6	Street Lighting	6.00	0	0	0	0	0
7	Community Buildings	-	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	30.00	0	0	0	0	0
9	Solid Waste Management & Disposal	10.00	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	20.00	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	18.00	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	45.00	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	95.00	0	0	0	0	0
14	Receiving Station	-	0	0	0	0	0
15	Plan of Development Works	-	0	0	0	0	0
16	Emergency Evacuation Services	15.00	0	0	0	0	0
17	Common Facilities in Basement	100.00	0	0	0	0	0
18	Others, if any (Project barricading)	50.00	44.36	88.72%	44.36	44.36	88.72%
	TOTAL-TABLE B	682.00	44.36	6.50%	44.36	44.36	6.50%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 5704 lakhs** (Total of column no. 3 in Tables A 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 **Rs.45.31 Lakhs(0.79%)** (Total of column no. 7 in Tables A Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Building and allied works of the aforesaid Real Estate Project, I certify as follows -

- 5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings 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
Ravi Shankar Sharma
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