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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. UPRERA/ENGG/SG/2026/01

Date:06.07.2026

Information as on 29.06.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project SIGMA GALLERIA <Project_Registration_No -New Registration > situate in COMMERCIAL BUILDER PLOT NO. LS-01, SECTOR-SIGMA-II, GREATER NOIDA, DISTT. GAUTAM BUDHNAGAR, UTTAR PRADESH Tehsil- Dadha Competent / Development Authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDHNAGAR PIN-201310 admeasuring 1902.50 sq.mts. area being developed by M/S GREEN PROJECTS LLP, Promoter Id- UPRERAPRM467543

I Ravi Shanker Sharma have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project SIGMA GALLERIA <Project_Registration_No -New Registration > situate in COMMERCIAL BUILDER PLOT NO. LS-01, SECTOR-SIGMA-II, GREATER NOIDA, DISTT. GAUTAM BUDHNAGAR, UTTAR PRADESH Tehsil- Dadha Competent / Development Authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDHNAGAR PIN-201310 admeasuring 1902.50 sq.mts. area being developed by M/S GREEN PROJECTS LLP, Promoter Id- UPRERAPRM467543

Following technical professionals are appointed by Promoter: -

(i) Shri Gian P Mathur (Gian P Mathur & Associates Pvt. Ltd.)as Licensed Surveyor / Architect

(ii) Shri Ravi Shankar (Global Design Engineers) as Structural Consultant

(iii) Shri Was Ahmed (Wac Engineers India Pvt. Ltd.) as MEP Consultant

(iv) Shri Raficul Aslam 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:

Table - A							
(in Rs Lac)							
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	0	0	0	0	0
2	Total Number of Basement and Plinth	275	6.34	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	565		0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	235	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	25	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	55	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	65	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	110	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.	145	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.	110	0	0	0	0	0
	TOTAL	1590	6.34	0	0	0	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.....)

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	110	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	35	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	35	0	0	0	0	0
4	Storm Water Drain	25	0	0	0	0	0
5	Landscaping & Tree Planting	35	0	0	0	0	0
6	Street Lighting	25	0	0	0	0	0
7	Community Buildings		0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	50	0	0	0	0	0
9	Solid Waste Management & Disposal	25	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	7	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	25	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	35	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	35	0	0	0	0	0
14	Receiving Station	30	0	0	0	0	0
15	Plan of Development Works	10	0	0	0	0	0
16	Emergency Evacuation Services	10	0	0	0	0	0
17	Common Facilities in Basement	25	0	0	0	0	0
18	Others, if any (please specify)	55	0	0	0	0	0
	TOTAL	572	0	0	0	0	0
	TOTAL COST TABLE -A+B	2162	6.34				
	PERCENTAGE AS PER ENGINEER CERTIFICATE	0.29					

3. We estimate the Total Cost for completion of the project under reference as Rs.2162.00 (IN LAC)(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 29.06.2026 is Rs. 6.34 (IN LAC) (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
Ravi Shankar Sharma
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