

ER. SANDEEP AHIRWAR

H.No-1078 Near BGM School Shivaji Nagar Jhansi-284002

Form-REG-2

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: 12-01-2026

Information as on : 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project < Central Park Apartment> <Project_Registration_No: UPRERAPRJ112333> situate in Village RUDRAPANCHIMAHAL tehsil JHANSI competent/ development authority JHANSI DEVELOPMENT AUTHORITY (JDA) District JHANSI PIN 284003 admeasuring 22737.73 sq.mts area being developed by [SHRI AZAD AHMAD KHAN]

I/We Sandeep Ahirwar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project CENTRAL PARK APARTMENTS Building(s)/ 02 Block/ Tower (s) of 1st Phase of the Project, <Project Id>, situate on the Khasra No/ Plot no 2/3/2 of village RUDRAPANCHIMAHAL tehsil JHANSI competent/ development authority JHANSI DEVELOPMENT AUTHORITY (JDA) District JHANSI PIN 284003 admeasuring 22737.73 sq.mts area being developed by [SHRI AZAD AHMAD KHAN]

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

- (i) M/s/Shri/Smt PRIYEN NIRANJAN GAJJAR as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt GURU PRASAD GUPTA as Structural Consultant
- (iii) M/s/Shri/Smt DINKAR SAXENNA as MEP Consultant
- (iv) M/s/Shri/Smt SANDEEP AHIRWAR 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 Lac)

Table - A

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	166	124.50	75.00	124.50	124.50	75.00
2	Total Number of Basement and Plinth	1266	1056.00	83.41	1,056.00	1056.00	83.41
3	Total Number of Podiums	0	0.00	0.00	-	0.00	
4	Stilt Floor	771	400.00	51.88	400.00	400.00	51.88
5	Total Number of Slabs of Super Structure	5215	2242.45	43.00	2,242.45	2242.45	43.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1895	769.00	40.58	769.00	769.00	40.58
7	Sanitary Fittings within the Flat/Premises,	865	345.00	39.88	345.00	345.00	39.88
8	Electrical Fitting within the Flat/Premises	635	281.08	44.26	281.08	281.08	44.26
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	635	290.00	45.67	290.00	290.00	45.67
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	642	259.00	40.34	259.00	259.00	40.34
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.	249	81.00	32.53	81.00	81.00	32.53
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.	316	181.00	57.28	181.00	181.00	57.28
	TOTAL	12655	6029.03	47.64	6,029.03	6,029.03	47.64

(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	275	98	36	99	98	35.64
2	Water Supply/Drinking Water Facilities	110	45	41	45.1	45	40.91
3	Sewerage (chamber, lines, Septic Tank, STP)	165	89	54	89.1	89	53.94
4	Storm Water Drain	88	39	44.5	39.16	39	44.32
5	Landscaping & Tree Planting	53	24	44	24.2	24	43.64
6	Street Lighting	33	12	36.5	12.045	12	36.36
7	Community Buildings	22	16	73	16.06	16	72.73
8	Treatment & Disposal of Sewage and Sullage water /STP	33	19	58	19.14	19	57.58
9	Solid Waste Management & Disposal	55	23	42	23.1	23	41.82
10	Water Conservation, Rainwater Harvesting	55	18	33	18.15	18	32.73
11	Energy Management/Use of Renewable Energy	22	6	27.5	6.05	6	27.27
12	Fire Protection and Fire Safety Requirements	22	9	41	9.02	9	40.91
13	Electrical Sub Station, Control Panel & Meter Room	165	132	80	132	132	80.00
14	Receiving Station				0	0	
15	Plan of Development Works				0	0	
16	Emergency Evacuation Services				0	0	
17	Common Facilities in Basement				0	0	
18	Others, if any (please specify)				0	0	
	TOTAL	1100	530	48.38	532.125	530	48.18

3. We estimate the Total Cost for completion of the project under reference as Rs. 137,55,00,000.00 (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 31-12-2025 is Rs. 65,59,03,000.00 (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


Signature & Name of Engineer (SANDEEP AHIRWAR)
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