

MM AGROTECH & DEVELOPERS

Address : C 27/273, C-13, RUDRA HOUSE, INDIAN PRESS COLONY, MALDAHIYA,
VARANASI-221001

Form-REG-2

ENGINEER'S CERTIFICATE

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

Date: 06-01-2026

No.....
Information as on 15-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Rudra Garden City Phase-2" (RERA Registration No. UPRERAPRJ165029) situated on Khasra No. 512 demarcated by its boundaries : 25.257573, 83.138220; 25.257362, 83.138062; 25.257403, 83.138351; 25.257591, 83.137992 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Godhana, Tehsil- Varanasi, Competent Authority- Varanasi Development Authority, District - Chandauli, admeasuring 3903 sq. meter, being developed by MM Agrotech & Developers

I Alok Mishra have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Rudra Garden City Phase-2" (RERA Registration No. UPRERAPRJ165029) situated on Khasra No. 512 demarcated by its boundaries : 25.257573, 83.138220; 25.257362, 83.138062; 25.257403, 83.138351; 25.257591, 83.137992 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Godhana, Tehsil- Varanasi, Competent Authority- Varanasi Development Authority, District - Chandauli, admeasuring 3903 sq. meter, being developed by MM Agrotech & Developers

1. Following technical professionals were appointed by me for verification / certification of the cost :-
- (i) Shri Rajiv Bajpai as Licensed Surveyor / Architect
 - (ii) M/s NNC Design International as Structural Consultant
 - (iii) M/s ACEF Consultant Services as MEP Consultant
 - (iv) Shri Alok Mishra 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

Building/Wing/ Block /Tower Number or Name		Block-C Tower-3					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in lacs)	Amount incurred till now (Rs in lacs)	% 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	10	10.00	100%	10.00	10.00	100%
2	Total Number of Basement and Plinth	-	-	NA	-	-	NA
3	Total Number of Podiums	-	-	NA	-	-	NA
4	Stilt Floor	72	72.00	100%	72.00	72.00	100%
5	Total Number of Slabs of Super Structure	800	800.00	100%	800.00	800.00	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	120	120.00	100%	120.00	120.00	100%
7	Sanitary Fittings within the Flat/Premises,	25	25.00	100%	25.00	25.00	100%
8	Electrical Fitting within the Flat/Premises	25	25.00	100%	25.00	25.00	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30	27.00	90%	27.00	27.00	90%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	100	86.00	86%	86.00	86.00	86%
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.	80	60.00	75%	60.00	60.00	75%

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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.	6	0.00	0%	-	-	0%
TOTAL		1268	1225		1,225.00	1,225.00	97%

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	6	3.00	50%	3.00	3.00	50%
2	Water Supply/Drinking Water Facilities	4	3.00	75%	3.00	3.00	75%
3	Sewerage (chamber, lines, Septic Tank, STP)	8	6.00	75%	6.00	6.00	75%
4	Storm Water Drain	2	1.00	50%	1.00	1.00	50%
5	Landscaping & Tree Planting	2	0.00	0%	-	-	0%
6	Street Lighting	2	0.00	0%	-	-	0%
7	Community Buildings	60	48.00	80%	48.00	48.00	80%
8	Treatment & Disposal of Sewage and Sullage water /STP	20	18.00	90%	18.00	18.00	90%
9	Solid Waste Management & Disposal	2	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	2	1.00	50%	1.00	1.00	50%
11	Energy Management/Use of Renewable Energy	2	1.00	50%	1.00	1.00	50%
12	Fire Protection and Fire Safety Requirements	10	9.00	90%	9.00	9.00	90%
13	Electrical Sub Station, Control Panel & Meter Room	10	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services	2	0.00	0%	-	-	0%
17	Common Facilities in Basement			NA	-	-	NA
18	Others, if any			NA	-	-	NA
TOTAL		132.00	90.00		90.00	90.00	68%

3. We estimate the Total Cost for completion of the project under reference as Rs. 1400 lacs (Total of column no. 3 in Table 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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 15-12-2025 is Rs. 1315 lacs (Total of column no. 7 in Table 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

Alok Mishra

Signature & Name (IN BLOCK LETTERS) of Engineer

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