

SHRISHTI ARCHITECT**ARCHITECT, VALUER, INTERIOR DESIGNER**

FLAT NO.- 701, C-1, PRATEEK GRAND CITY SOCIETY, SIDHARTH VIHAR, GHAZIABAD (U.P.)

MOB. NO.: 9818053210, 9205058600

E-MAIL: shrishtiarchitect09@gmail.com, Web-Site :shrishtiarchitect.com,

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)

No.

Date: 10.07.2026

Information as on 30th June. 2026,

Subject: Certificate of Percentage of work done for the Project -ASSOTECH CANOPY, UPRERAPRJ922718 situate on the Kharsa No./Plot No.GH-12, Village / Sector -Dundehera, Tehsil -Ghaziabad, Competent / Development Authority -Ghaziabad, District -Ghaziabad, PIN -201009 admeasuring 26442.08 sq.mts. area being developed by Assotech Limited.

I/We **Seemant Kumar Gupta** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of of the Project "Assotech Canopy" **Plot(s) 156** of the Project (UPRERAPRJ922718), situated on the Plot no **GH - 12 of village Dundahera** tehsil **Ghaziabad** competent/ development authority, **Ghaziabad** Development Authority District **Ghaziabad** PIN **201009** admeasuring 26442.08 sq.mts. area being developed by **Assotech Limited**.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt_ Vishal Singh Tomar_ as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt_V.D.Sharma_ as Structural Consultant
- (iii) M/s/Shri/Smt _Anand Hevelia_ as MEP Consultant
- (iv) M/s/Shri/Smt _Anil Chauhan_ 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 - A1							
Building/Wing/ Block /Tower Number or Name		N/A					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (in Lac.)	Amount incurred till now (in Lac.)	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5) (in Lac.)	Admissible expenditure (Lower of Column 4 and Column 6) (in Lac.)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation		-		-		
2	Total Number of Basement and Plinth	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3	Total Number of Podiums	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4	Stilt Floor	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5	Total Number of Slabs of Super Structure	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
7	Sanitary Fittings within the Flat/Premises,	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
8	Electrical Fitting within the Flat/Premises	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

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A-22779
Mob. No.-9818053210
Ghaziabad

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
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.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
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.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
TOTAL		-	-			-	

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

1	2	3	4	5	6	7	(in Rs Lac)
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	646.94	582.24	90%	582.24	582.24	90%
2	Water Supply/Drinking Water Facilities	80.20	60.15	75%	60.15	60.15	75%
3	Sewerage (chamber, lines, Septic Tank, STP)	106.15	88.26	83%	88.26	88.26	
4	Storm Water Drain	55.00	45.13	82%	45.13	45.13	82%
5	Landscaping & Tree Planting	100.25	55.14	55%	55.14	55.14	55%
6	Street Lighting	29.40	18.23	62%	18.23	18.23	62%
7	Community Buildings	-	-	0%	-	-	
8	Treatment & Disposal of Sewage and Sullage water /STP	-	-	0%	-	-	
9	Solid Waste Management & Disposal	-	-	0%	-	-	
10	Water Conservation, Rainwater Harvesting	20.00	18.00	90%	18.00	18.00	90%
11	Energy Management/Use of Renewable Energy	-	-	0%	-	-	
12	Fire Protection and Fire Safety Requirements	-	-	0%	-	-	
13	Electrical Sub Station, Control Panel & Meter Room	161.74	135.86	84%	135.86	135.86	84%
14	Receiving Station	124.00	25.00	20%	25.00	25.00	20%
15	Plan of Development Works	45.50	-	0%	-	-	0%
16	Emergency Evacuation Services	-	-	0%	-	-	
17	Common Facilities	79.11	25.00	32%	25.00	25.00	
18	Others, if any (please specify)	50.00	9.90	20%	9.90	9.90	
TOTAL		1,498.29	1,062.92		1,062.92	1,062.92	70.94%


Ar. Seemant Kumar Gupta
 Valuer
 A-22779
 Mob. No.-9818053210
 Ghaziabad

Table - B
Project Clearance Fees

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Particular	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	Fees Paid to RERA	2.00	1.41	71%	1.41	1.41	71%
2	Fees Paid to Local Authority	80.00	75.90	95%	75.90	75.90	95%
3	Consultant/ Architect Fees (Directly Attributable to Project)	128.50	107.08	83%	107.08	107.08	
4	Any other (Specify)	150.00	-	0%	-	-	0%
		360.50	184.39				

3. We estimate the Total Cost for completion of the project under reference as **Rs. 1858.79 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 **30th June, 2026** is Rs. **1247.31 cr.** (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

Name: Seemant Kumar Gupta

Mobile No. 9818053210

Email ID:shrishtiarchitect09@gmail.com

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A-22779

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Ghaziabad