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: 12.04.2026

Information as on 31.03.2026

Subject : Certificate of Amount Incurred for Constructuin and Develoment of the "BIBHAB LACASA" [UPRERA Registration Number UPRERAPRJ120936] situated on the Khasra No 282, 345 Demarcated by its boundaries (latitude and longitude of the end points) 27'12'52.21"N to the North27'12'49.84"N to the South77'58'44.91"E to the East77'58'42.22"Eto the West of village Gailana Tehsil Agra Competent/ Development Authority Agra District Agra PIN 282005 admeasuring 4034.05 sq.mts. area being developed by Chandra Construction Company, Promoter's Id UPRERAPRM153495

I/We V.S Consultants have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "BIBHAB LACASA" Project UPRERAPRJ120936, situate on the Khasra No 282, 345 of village Gailana Tehsil Agra Competent/ Development Authority Agra District Agra PIN 282007 admeasuring 4034.05 sq.mts area being developed by Chandra Construction Company, Promoter's Id UPRERAPRM153495

1. Following technical professionals were apponted by me for verifiaction/certification of the cost

(i) M/s Studio Archrok as Architect
(ii) Shri P. K. Gupta as Structural Consultant
(iii) M/s Studio Archrok as MEP Consultant
(iv) Mr. Dipak Kumar as Site Supervisor

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	24,00,000	21,00,000	100	24,00,000.00	21,00,000.00	87.5
2	Total Number of Basement (0) and Plinth (incl. foundation)	1,58,00,000	1,31,00,000	100	1,58,00,000.00	1,31,00,000.00	82.91
3	Total Number of Podiums	NA					
4	Stilt Floor	1,15,00,000	98,50,000	90	1,03,50,000.00	98,50,000.00	70
5	Total Number of Slabs of Super Structure	7,71,00,000	6,49,65,548	100	7,71,00,000.00	6,49,65,548.00	84.26
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	7,15,00,000	1,33,00,000	20	1,43,00,000.00	1,33,00,000.00	18.6
7	Sanitary Fittings within the Flat/Premises,	1,29,00,000	22,80,000	20	25,80,000.00	22,80,000.00	17.68
8	Electrical Fitting within the Flat/Premises	73,00,000	14,60,000	20	14,60,000.00	14,60,000.00	20
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	91,00,000	22,40,000	30	27,30,000.00	22,40,000.00	24.61
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1,01,00,000	9,80,000	10	10,10,000.00	9,80,000.00	9.7
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.	74,00,000	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.	27,00,000	0	0		-	0
	TOTAL	22,78,00,000	11,02,75,548		12,77,30,000	11,02,75,548	50.66

STRUCTURE ENGINEER
VIKAS
PG/2018/531
(M. TECH)

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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	30,15,000	3,01,000	10	3,01,500	301000	9.989
2	Water Supply/Drinking Water Facilities	1,59,000	40,000	25	39,750	39750	25
3	Sewerage (chamber, lines, Septic Tank, STP)	7,13,000	1,42,500	20	1,42,600	142500	19,98
4	Storm Water Drain	2,23,000	22,500	10	22,300	22300	10
5	Landscaping & Tree Planting	26,13,000	23,52,000	90	23,51,700	2351700	90
6	Street Lighting	1,58,000	15,700	10	15,800	15700	9.93
7	Community Buildings	NA					
8	Treatment & Disposal of Sewage and Sullage water /STP	11,50,000	2,30,000	20	2,30,000	230000	20
9	Solid Waste Management & Disposal	1,15,000		0			
10	Water Conservation, Rainwater Harvesting	4,23,000	84,500	20	84,600	84500	19.97
11	Energy Management/Use of Renewable Energy	4,23,000		0			
12	Fire Protection and Fire Safety Requirements	2,15,000		0			
13	Electrical Sub Station, Control Panel & Meter Room	35,39,000	3,54,000	10	3,53,900	353900	10
14	Receiving Station	NA					
15	Plan of Development Works	NA					
16	Emergency Evacuation Services	NA					
17	Common Facilities in Basement	NA					
18	Others, if any (please specify)						
	TOTAL	1,30,48,000	35,42,200		35,42,150	33,34,350	25.55

3. We estimate the Total Cost for completion of the project under reference as Rs.24,08,48,000/- (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 31/03/2026is Rs.11,36,09,898 (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.

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Signature & Name (IN BLOCK LETTERS) of Engineer