

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

No.....

Date: 14.04.2026

Information as on 31.03.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Ambrosia City UPRERAPRJ949584 situate in Village Hansari Tehsil Jhansi under Jhansi Development Authority District Jhansi PIN 284002 admeasuring 55427 sq.mts. area being developed by Jai Baba Properties & Developers Private Limited UPRERAPRM151691

I Dinesh Chauhan have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Ambrosia City UPRERAPRJ949584, situate on the Khasra No 1215, 1227, 1227/1, 1227/2 & 1234m of village Hansari Tehsil Jhansi under Jhansi Development Authority District Jhansi PIN 284002 admeasuring 55427 sq.mts area being developed by Jai Baba Properties & Developers Private Limited UPRERAPRM151691

1. Following technical professionals are appointed by Promoter: -

- (i) Mrs. Jyoti Singhal as L.S. / Architect ;
- (ii) Shri Sanjay Vithalkar as Structural Consultant
- (iii) Shri Pramod Sharma as MEP Consultant
- (iv) Shri Prem Dhakkad 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	157.536	133.91	85%	133.91	133.91	85%
2	Total Number of Basement and Plinth	472.608	454.46	75%	354.46	354.46	75%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1837.92	1,326.27	64%	1,176.27	1,176.27	64%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1785.408	977.49	55%	981.97	977.49	55%
7	Sanitary Fittings within the Flat/Premises,	420.096	109.52	22%	92.42	92.42	22%
8	Electrical Fitting within the Flat/Premises	367.584	80.46	20%	73.52	73.52	20%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	105.024	29.41	28%	29.41	29.41	28%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	105.024	15.75	15%	15.75	15.75	15%
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.	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.	0	-	0%	-	-	0%
	TOTAL	5251.2	3,127.27		2,857.70	2,853.22	

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

1	2	3	4	5	6	7	8 (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	300.00	120.00	40%	120	120.00	40%
2	Water Supply/Drinking Water Facilities	90.00	50.50	45%	40.5	40.50	45%
3	Sewerage (chamber, lines, Septic Tank, STP)	150.00	92.50	55%	82.5	82.50	55%
4	Storm Water Drain	105.00	37.80	36%	37.8	37.80	36%
5	Landscaping & Tree Planting	165.00	76.00	40%	66	66.00	40%
6	Street Lighting	150.00	60.00	40%	60	60.00	40%
7	Community Buildings	-	-	0%	0	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	120.00	96.00	80%	96	96.00	80%
9	Solid Waste Management & Disposal	-	-	0%	0	-	0%
10	Water Conservation, Rainwater Harvesting	45.00	-	0%	0	-	0%
11	Energy Management/Use of Renewable Energy	-	-	0%	0	-	0%
12	Fire Protection and Fire Safety Requirements	-	-	0%	0	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	375.00	114.90	28%	105	105.00	28%
14	Receiving Station	-	-	0%	0	-	0%
15	Plan of Development Works	-	-	0%	0	-	0%
16	Emergency Evacuation Services	-	-	0%	0	-	0%
17	Common Facilities in Basement	-	-	0%	0	-	0%
18	Others, if any (please specify)	-	-	0%	0	-	0%
	TOTAL	1,500.00	647.70		607.80	607.80	

3. We estimate the Total Cost for completion of the project under reference as Rs. 6751.20 (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 31.03.2026 is Rs.3465.50 (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..... : 54%

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: 41%

Yours faithfully,

Dinesh Chauhan

Mobile No. 7906637348

Email ID d.chauhan 97@yahoo.co.in.