

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

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

No 17

Date:02-01-2026

Information as on 31-12-2025

Subject: Certificate of Percentage of Completion of Development Work of 50 Plots (s) of the Project Gobind Dham of the Proposed Project situated on the Plot Khasra No. 101(P), 536, 537, 547, 548, 549(P), 550, 551 & 552 bearing B.D.A. Layout Approval No. BDA/LD/21-22/0227 demarcated by its boundaries latitude And Latitude DNS 28°25'17"N & 79°25'33"E of village Karampur Chaudhary & Girdhari pur, Nainital Road, Bareilly measuring 9543.76 sq.mts. area being developed by Iqbal Singh having RERA Registration No.-UPRERAPRJ110203. - Detail of Sperate Bank Account is in Bank of Baroda, Model Town Branch, Bareilly; IFSC Code: BARB0MODBLY, A/c No. 46680200000307 Account Name: Iqbal Singh Sperate Account for Gobind Dham

I Braj Pal Singh have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 50 Plots (s) of the Project Gobind Dham of the Proposed Project situated on the Plot Khasra No. 101(P), 536, 537, 547, 548, 549(P), 550, 551 & 552 bearing B.D.A. Layout Approval No. BDA/LD/21-22/0227 demarcated by its boundaries latitude And Latitude DNS 28°25'17"N & 79°25'33"E of village Karampur Chaudhary & Girdhari pur, Nainital Road, Bareilly measuring 9543.76 sq.mts. area being developed by Iqbal Singh having RERA Registration No.-UPRERAPRJ110203. Detail of Sperate Bank Account is in Bank of Baroda, Model Town Branch, Bareilly; IFSC Code: BARB0MODBLY, A/c No. 46680200000307 Account Name: Iqbal Singh Sperate Account for Gobind Dham

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

- Sushil Kumar Shorey as LS/ Architect
- Braj Pal Singh as Structural Consultant
- Rajesh Sharma as MEP Consultant
- Privank Jauhari 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							
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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		NOT APPLICABLE				
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks						
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.						
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 CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.						
	TOTAL	0	0	-	0	0	-

Signature of Engineer
 Date: 02-01-2026
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(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	57.08	10.00				
2	Water Supply /Drinking Water Facilities	15.26	2.00				
3	Sewerage (chamber, lines, Septic Tank, STP)	34.20	10.00				
4	Storm Water Drain	26.88	5.00				
5	Landscaping & Tree Planting	11.62	2.00				
6	Street Lighting	46.47	2.00				
7	Community Buildings	-	-				
8	Treatment & Disposal of Sewage and Sullage water /STP	33.85	10.00				
9	Solid Waste Management & Disposal	4.65	2.00				
10	Water Conservation, Rainwater Harvesting	2.32	1.76				
11	Energy Management/Use of Renewable Energy	-					
12	Fire Protection and Fire Safety Requirements	-					
13	Electrical Sub Station, Control Panel & Meter Room	-					
14	Receiving Station	-					
15	Plan of Development Works	-					
16	Emergency Evacuation Services	-					
17	Common Facilities in Basement	-					
18	Others, if any (please specify)	-					
	TOTAL	1240.27	44.76	-	44.76	44.76	-

3. We estimate the Total Cost for completion of the project under reference as Rs.1240.27 LAKH (including land) (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.44.76 Lakh (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 Signature of Engineer

Name- Braj Pal Singh) of Engineer

Mobile No.

Email ID

Braj
Ez. Braj Pal Singh
B. E. (Civil)
(University of Roorkee)
Chartered Engineer
Reg. No. Eng.9818