

NSRG ENGINEERING

B1 106, SAVVY VILLA DE, RAJ NAGAR EXTENSION, GHAZIABAD

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

No.

Date: 31/12/2025

Information as on 31/12/2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project LAXMI VILLAS [UPRERAAPRJ230024] situate On the khasra NO./PLOT NO. 1226 & 1227 VILLAGE NOORNAGAR, GHAZIABADH [UTTAR PRADESH] Tehsil GHAZIABADH Competent / Development Authority GHAZIABADH DISTRICT GHAZIABADH PIN 201017 admeasuring 10721 sq.mts. area being developed by [ASCENT DEVELOPMENT PVT. LTD.]

I/We Ms. Shivani have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project LAXMI VILLAS [UPRERAAPRJ230024] situate On the khasra NO./PLOT NO. 1226 & 1227 VILLAGE NOORNAGAR, GHAZIABADH [UTTAR PRADESH] Tehsil GHAZIABADH Competent / Development Authority GHAZIABADH DISTRICT GHAZIABADH PIN 201017 admeasuring 10721 sq.mts. area being developed by [ASCENT DEVELOPMENT PVT. LTD.]

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

- (i) M/s/Shri/Smt AVI CONSULTANTS as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt NK CHAUHAN STRUCTURAL ENGINEERS PVT LTD. as Structural Consultant
- (iii) M/s/Shri/Smt WE DESIGN as MEP Consultant
- (iv) M/s/Shri/Smt ANIL KUMAR 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:

Table - A

(in Rs Lac)

Table - A							
(in Rs Lac)							
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			-			
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 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.						
	TOTAL				-	-	



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	6500000	6500000	100	6500000	6500000	1
2	Water Supply/Drinking Water Facilities	6000000	5700000	95	5700000	5700000	0.95
3	Sewerage (chamber, lines, Septic Tank, STP)	10000000	10000000	100	10000000	10000000	1
4	Storm Water Drain	1000000	950000	95	950000	950000	0.95
5	Landscaping & Tree Planting	500000	500000	100	500000	500000	1
6	Street Lighting	2000000	1900000	95	1900000	1900000	0.95
7	Community Buildings	25000000	22500000	90	22500000	22500000	0.9
8	Treatment & Disposal of Sewage and Sullage water /STP	1000000	1000000	100	1000000	1000000	1
9	Solid Waste Management & Disposal			NA		0	
10	Water Conservation, Rainwater Harvesting	8000000	8000000	100	8000000	8000000	1
11	Energy Management/Use of Renewable Energy			NA		0	
12	Fire Protection and Fire Safety Requirements			NA		0	
13	Electrical Sub Station, Control Panel & Meter Room	40000000	40000000	100	40000000	40000000	1
14	Receiving Station			NA		0	
15	Plan of Development Works				0	0	
16	Emergency Evacuation Services			NA		0	
17	Common Facilities in Basement			NA		0	
18	Others, if any (please specify)				0	0	
	TOTAL	100000000	97050000		97050000	97050000	

3. We estimate the Total Cost for completion of the project under reference as Rs. 100000000 (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.= 9,37,70,000 (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.

Signature & Name (IN BLOCK LETTERS) of Engineer
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