

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.....

Date:26 AUG 2025

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project <Project_Name: JAIN X CYBER CITY IT COMPLEX > <Project_Registration_No: APPLIED FOR > situate in Village / Sector: Knowledge Park V Tehsil:- DADRI Competent / Development Authority : GREATER NOIDA DEVELOPMENT District GAUTAM BUDH NAGAR_PIN:201306- _admeasuring _56953 sq.mts. area being developed by [Promoter's Name,:POOJA INFOTECH PVT.LTD. Promoter ID APPLIED FOR]

I/We JITENDAR SINGH have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <Project_Name:- JAIN X CYBER CITY IT COMPLEX> <Project Id:- APPLIED FOR >, situate on the Khasra No/ Plot no 19 of village TUSIYANA Tehsil DADRI Competent/ Development Authority ___ District GAUTAM BUDH NAGAR PIN 201306 admeasuring 201306_____sq.mts area being developed by <Promoter's Name:- POOJA INFOTECH PVT. LTD. Promoter's Id: APPLIED FOR >

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

- (i) M/s/Shri/Smt_Neeraj Kumar _as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt_YG.CONSULTING & ENGINEERS LLP _as Structural Consultant
- (iii) M/s/Shri/Smt_PKV CONSULTING ENGINEERS PVT. LTD._as MEP Consultant
- (iv) M/s/Shri/Smt_Aabid Khan _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 1-(BLOCK 1-A)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	158.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					



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(in Rs Lac)

Table - A 2 (BLOCK 1-B)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					

(in Rs Lac)

Table - A 3 (BLOCK 1-C)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					

(in Rs Lac)

Table - A-4 (BLOCK 1-D)

Table - A-4 (BLOCK 1-D)							
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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Silt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	826.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					

(in Rs Lac)

Table - A-5 (BLOCK 1-E)

Table - A-5 (BLOCK 1-E)							
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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Silt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	826.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				



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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					

(in Rs Lac)

Table - A- 6 (BLOCK 1-F)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					

(in Rs Lac)

Table - A-7(BLOCK 1-G)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				



3	Total Number of Podiums	0.00	0			
4	Stilt Floor	156.25	0			
5	Total Number of Slabs of Super Structure	828.75	0			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0			
7	Sanitary Fittings within the Flat/Premises,	93.75	0			
8	Electrical Fitting within the Flat/Premises	93.75	0			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0			
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0			
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.	541.88	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.	250.00	0			
TOTAL		3125.00				

(in Rs Lac)

Table - A-8 (BLOCK I-H)

Table - A-8 (BLOCK I-H)							
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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
TOTAL		3125.00					

(in Rs Lac)



Table - A-9 (BLOCK 1-I)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0				
	TOTAL	3125.00					

(in Rs Lac)

Table - A-10 (BLOCK 1-J)

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	18.75	0				
2	Total Number of Basement and Plinth	0.00	0				
3	Total Number of Podiums	0.00	0				
4	Stilt Floor	156.25	0				
5	Total Number of Slabs of Super Structure	828.75	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	860.62	0				
7	Sanitary Fittings within the Flat/Premises,	93.75	0				
8	Electrical Fitting within the Flat/Premises	93.75	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	125.00	0				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	156.25	0				
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.	541.88	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.	250.00	0			
TOTAL		3125.00				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1,BLOCK 1A A2 BLOCK 1B ,A3-BLOCK -1C . A4 BLOCK 1D,A5- BLOCK1E,A6- BLOCK 1F,A7 - BLOCK- 1G,A-8BLOCK 1H,A-9 BLOCK- 1I, A-9 BLOCK J)

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	175.90					
2	Water Supply/Drinking Water Facilities	49.25					
3	Sewerage (chamber, lines, Septic Tank, STP)	49.25					
4	Storm Water Drain	56.29					
5	Landscaping & Tree Planting	105.55					
6	Street Lighting	28.15					
7	Community Buildings	14.07					
8	Treatment & Disposal of Sewage and Sullage water /STP	84.44					
9	Solid Waste Management & Disposal	21.11					
10	Water Conservation, Rainwater Harvesting	21.11					
11	Energy Management/Use of Renewable Energy	28.15					
12	Fire Protection and Fire Safety Requirements	21.11					
13	Electrical Sub Station, Control Panel & Meter Room	21.11					
14	Receiving Station	7.04					
15	Plan of Development Works	14.07					
16	Emergency Evacuation Services	7.04					
17	Common Facilities in Basement	0.00					
18	Others, if any (please specify)	0.00					
TOTAL		703.64					

3. We estimate the Total Cost for completion of the project under reference as Rs. **319-5364 Cr.** (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 25-08-2025 is Rs. 0 (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 (JITENDAR SINGH) of Engineer
Mobile No.
Email ID

