

THE ARCH DESIGNER

Architectural Planner , Surveyor
Interior Designer & Estimator

Shop No.3 ,1st Floor Uday Bhawan
Bhagwan Talkies X-ing , Agra-002
Mob. 9837097761 , 9927800938

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:

Information as on 31/07/2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project <Project_Name> <Project_Registration_No> situated on Khasra No. 433/2, at Mauza Rajpur Shamshabad Road Tajganj Ward Tehsil Agra Competent / Development Authority Agra District Agra PIN 282001 admeasuring 926.12 sq.mts. area being developed by [Zarakanited Private Limited, Promoter ID: UPRERAPRM369835]

I We BANWARI SMGH have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <Sapphire Complex> <Project Id to be applied>, situated on Khasra No. 433/2, at Mauza Rajpur Shamshabad Road Tajganj Ward Tehsil Agra Competent / Development Authority Agra District Agra PIN 282001 admeasuring 926.12 sq.mts. area being developed by Zarakanited Private Limited, Promoter ID: UPRERAPRM369835

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- M s. Shri. Desh Deepak Singh as Architect
 - M s. Shri. Banwari Singh as Structural Consultant
 - M s. Shri. Harish Kumar Sharma as MEP Consultant
 - M s. Shri. Harish Kumar Sharma 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 Lacs)

Table - A

Table - A							
Building/Wing/Block/Tower Number or Name		3.00	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	100.00	70.00	100%	100.00	70.00	70%
2	Total Number of Basement and Plinth	50.00	0.00	0%	-	-	0%
3	Total Number of Podiums	0.00	0.00	0%	-	-	0%
4	Stilt Floor	170.00	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	130.00	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flat Premises, Doors and Windows to each of the Flat Premises	150.00	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat Premises	60.00	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat Premises	40.00	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	60.00	0.00	0%	-	-	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	80.00	0.00	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFF NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	120.00	0.00	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	40.00	0.00	0%	-	-	0%
TOTAL		1000.00	70.00		100.00	70.00	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, 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	3.00	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	50.00	0	0%	-	-	0%
2	Water Supply Drinking Water Facilities	24.00	0	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	24.00	0	0%	-	-	0%
4	Storm Water Drain	16.00	0	0%	-	-	0%
5	Landscaping & Tree Planting	6.00	0	0%	-	-	0%
6	Street Lighting	12.00	0	0%	-	-	0%
7	Community Buildings	0.00	0	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water STP	20.00	0	0%	-	-	0%
9	Solid Waste Management & Disposal	10.00	0	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	8.00	0	0%	-	-	0%
11	Energy Management Use of Renewable Energy	6.00	0	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	8.00	0	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	0.00	0	0%	-	-	0%
14	Receiving Station	4.80	0	0%	-	-	0%
15	Plan of Development Works	1.60	0	0%	-	-	0%
16	Emergency Evacuation Services	3.20	0	0%	-	-	0%
17	Common Facilities in Basement	2.40	0	0%	-	-	0%
18	Others, if any (please specify)	4.00	0	0%	-	-	0%
	TOTAL	200.00	-	-	-	-	-

3. We estimate the Total Cost for completion of the project under reference as Rs.12 Cror (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 31st July 2025 is Rs. 70 Lacs (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 (IN BLOCK LETTERS) of Engineer
(License No. AM-178111-4)
Mobile No 9837097761 & 9927800938
Email ID. thearchdesigner72@yahoo.in

Er. BANWARI SINGH
B.Tech (Civil), M.Tech (Structure)
Chartered & Consulting Engineer
Regd. No.-AM-178111-4