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ARCHNA RAJ PLANNERS & CONSULTANTS

Architecture | Interior | Urban Designer | Landscape

Ar. Vinayak Gupta

B.Arch, M.Arch (Cardiff University-U.K.)

Annexure 2: Engineer Certificate (Form-REG-2)

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)

ANANDAM CITY

Date:05-11-2025

Subject: Certificate of Percentage of work done for the Project Anandam City [UPRERA Registration Number: - UPRERAPRJ270442] situated on the Khasra No. 315, 317, 460, 460/2, 461, 461/2, 464/2, 466, 467, 467/2, 468, 469MI, 470MI, 471, 472, 473, 474, 475, 476, 477MI, 478MI, 479, 491MI, 492, 493, 494MI, 495MI, Tehsil & District Moradabad Competent / Development Authority Moradabad, PIN: - 244001 admeasuring 93268.80 sqmts. area being developed by [HI-TECH COLONIZERS, Pandit Nagla, Bypass, Sambal Road Moradabad-244001] [Promoter Id: UPRERAPRM157342]

I, SHADAB ALI have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Anandam City [UPRERA Registration number: UPRERAPRJ270442], situate on the Khasra No. 315, 317, 460, 460/2, 461, 461/2, 464/2, 466, 467, 467/2, 468, 469MI, 470MI, 471, 472, 473, 474, 475, 476, 477MI, 478MI, 479, 491MI, 492, 493, 494MI, 495MI, of village Harthala Ehatmali, Tehsil & District Moradabad Competent/ Development Authority Moradabad, PIN:244001 admeasuring 93268.80 sq.mts area being developed by HI-TECH COLONIZERS, Pandit Nagla, Bypass, Sambhal Road Moradabad-244001, Promoter ID: UPRERAPRM157342.

Information as on _____

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

1. Mr. AR. VINAYAK GUPTA as Architect.
2. Mr. ER. AZHAR as Structural Consultant
3. Mr. RAJESH KUMAR as MEP Consultant
4. Mr. SHADAB as Site Supervisor

1. 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, labor and other inputs made by

Add. Pandit Shankar Dutt Sharma Marg, Opp. Civil Lines Police Station, Moradabad (U.P.)

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developer, and the site inspection carried out by us is given in following Table A and Table B

(In Rs. lakh)							
Table A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.N 0	Task/ Activity	Total Estimated Cost	Amou nt incurr ed till now	%o wor k don e as per late st RE G -I	Expenditu re computed asper REG-t (Column3 x Column 5)	Admissib le expendit ure (Lower of Column4 and Column 6)	Value of Work done in Percentag e asper Admissibl e expendit ure (Column 7)
		NA	NA	NA	NA	NA	No.7 /Column No.3)
1	Excavation	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premis es.	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premis es	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and	NA	NA	NA	NA	NA	NA

	Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFPNOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
	TOTAL	NA	NA	NA	NA	NA	NA

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A.2)

(In Rs. lac)

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
S.N 0	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% 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. 1)
1	Internal Roads & Footpaths	258.25	258.25	100%	258.25	258.25	100%
2	Water Supply/Drinking Water Facilities	293.23	293.23	100%	293.23	293.23	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	80.65	80.65	100%	80.65	80.65	100%
4	Storm Water Drain	90.58	90.58	100%	90.58	90.58	100%
5	Landscaping & Tree Planting	10.47	10.47	100%	10.47	10.47	100%
6	Street Lighting	25.90	25.90	100%	25.90	25.90	100%
7	Community Buildings	NA	NA	-	NA	NA	-
8	Treatment & Disposal of Sewage and Sullage water /STP	83.78	83.78	100%	83.78	83.78	100%
9	Solid Waste Management & Disposal	78.52	78.52	100%	78.52	78.52	100%
10	Water Conservation, Rainwater Harvesting	11.52	11.52	100%	11.52	11.52	100%
11	Energy Management/ Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety	NA	NA	NA	NA	NA	NA

13	Electrical Sub Station, Control Panel & Meter Room	48.85	48.85	100%	48.85	48.85	100%
14	Receiving Station	NA	NA	-	NA	NA	NA
15	Plan of Development Works	NA	NA	-	NA	NA	NA
16	Emergency Evacuation Services	NA	NA		NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please Specify contingencies)	65.83	65.83	100%	65.83	65.83	100%
	TOTAL	Rs. 1047.58	Rs. 1047.58				

3. We estimate the Total Cost for completion of the project under reference as **Rs. 10.47 cr. approx.** (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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till date 05-11-2025 is Rs. 10.47 cr. approx. (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

Mobile No.

Email ID

Er. Azhar (9015150880)

A.K. Mega Structure & Consul.

F-83, Alfa II, Greater Noida

Azhar