Form-REG-2

ENGINEER'S CERTIFICATE

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

No………………. Date: 13-07-2026

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of 1st Phase of the "Eldeco City" Project having RERA Registration No UPRERAPRJ712792 situate in Village Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh,243005 admeasuring 13.80 Acres area being developed by Eldeco Infrabuild Ltd.

I, Minaz Mohd. Khan have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on 177 No. of Plot(s) of the 1st Phase of the "Eldeco City" Project situated on the Khasra No. 476P, 477P, 501P, 502P, 503P, 506P, 507P, 509P, 512P, 513P, 898, 439P, 440. of village-Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh,243005 admeasuring 13.80 Acres area being developed by Eldeco Infrabuild Ltd.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
(i) Shri. Kulmeet Shangari (ACPL) as Architect
(ii) Shri. Sharad Gupta as Structural Consultant
(iii) Shri Anand Havelia as MEP Consultant
(iv) Shri Ranjan Gupta as Site In-Charge

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	104.28	104.28	100%	104.28	104.28	1.00
2	Total Number of Basement and Plinth	620.69	620.69	100%	620.69	620.69	1.00
3	Total Number of Podiums	1.87	1.87	100%	1.87	1.87	
4	Stilt Floor	331.52	331.52	100%	331.52	331.52	1.00
5	Total Number of Slabs of Super Structure	875.56	875.56	100%	875.56	875.56	1.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1080.73	1080.73	100%	1,080.73	1,080.73	1.00
7	Sanitary Fittings within the Flat/Premises,	208.14	208.14	100%	208.14	208.14	1.00
8	Electrical Fitting within the Flat/Premises	208.14	208.14	100%	208.14	208.14	1.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	414.42	414.42	100%	414.42	414.42	1.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	208.14	208.14	100%	208.14	208.14	1.00
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.	127.51	127.51	100%	127.51	127.51	1.00

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	**4180.98**	**4180.98**			**4180.98**	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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	487.22	487.22	100%	487.22	487.22	1.00
2	Water Supply/Drinking Water Facilities	196.01	196.01	100%	196.01	196.01	1.00
3	Sewerage (chamber, lines, Septic Tank, STP)	98.94	98.94	100%	98.94	98.94	1.00
4	Storm Water Drain	276.87	276.87	100%	276.87	276.87	1.00
5	Landscaping & Tree Planting	284.87	284.87	100%	284.87	284.87	1.00
6	Street Lighting	98.94	98.94	100%	98.94	98.94	1.00
7	Community Buildings	40.69	40.69	100%	40.69	40.69	1.00
8	Treatment & Disposal of Sewage and Sullage water /STP	98.94	98.94	100%	98.94	98.94	1.00
9	Solid Waste Management & Disposal	21.28	21.28	100%	21.28	21.28	1.00
10	Water Conservation, Rainwater Harvesting	40.69	40.69	100%	40.69	40.69	1.00
11	Energy Management/Use of Renewable Energy	21.28	21.28	100%	21.28	21.28	1.00
12	Fire Protection and Fire Safety Requirements	21.28	21.28	100%	21.28	21.28	1.00
13	Electrical Sub Station, Control Panel & Meter Room	98.94	98.94	100%	98.94	98.94	1.00
14	Receiving Station	40.69	40.69	100%	40.69	40.69	1.00
15	Plan of Development Works	40.69	40.69	100%	40.69	40.69	1.00
16	Emergency Evacuation Services	40.69	40.69	100%	40.69	40.69	1.00
17	Common Facilities in Basement	40.69	40.69	100%	40.69	40.69	1.00
18	Others, if any (please specify)	40.69	40.69	100%	40.69	40.69	1.00
	TOTAL	**1989.40**	**1989.40**			**1989**	

3. We estimate the Total Cost for completion of the project under reference as Rs. 6170.38 (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 30-06-2026 is Rs. 6170.38 (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 100% 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 100% detailed in the Table-B.

Chartered Engineer
MINHAJ MOHD. KHAN
M - 1586955

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No. ....
Email ID ....