



C-39, HOUSING SOCIETY, SOUTH EXTENSION, PART-1, NEW DELHI - 110049, PH: 011-261646319, 24626918, 24628607

ENGINEER'S CERTIFICATE (On Letter Head) Web : www.andleys.com, Email : andleys@hotmail.com

(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 the Project "Antriksh Valley"
UPRERAPRJ5929 situate in Plot No.- GH-15D, SECTOR-1, GR.NOIDA Industrial Development Authority District Gautam
budha Nagar PIN 201318, admeasuring 10020.00 sq.mts. area being developed by M/S Diligent Builders (P) LTD.

We M/S Andleys Associates (P) Ltd. have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Antriksh Valley", situate on the Plot No.- GH-15D, SECTOR-1, GR.NOIDA Tehsil Dadri Greater Noida Industrial Development Authority District Gautambudha Nagar PIN 201318 admeasuring 10020 sq.mts area being developed by M/S Diligent Builders (P) LTD. as Developer Promoter and Land owner.

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

- (i) Shri Pankaj Nath Andleys as Architect.
- (ii) Shri VD Sharma as Structural Consultant.
- (iii) M/s CESPL as MEP Consultant.
- (iv) Shri Kushal Khawal as Project 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							
Building/Wing/ Block /Tower Number or Name		TOWER -A & TOWER -B					
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	173.24	169.77	100%	173.24	169.77	98%
2	Total Number of Basement and Plinth	2074.92	2012.67	98%	2,033.42	2,012.67	97%
3	Total Number of Podiums	0.00	0.00	0%	-	-	0%
4	Stilt Floor	263.15	231.57	90%	236.83	231.57	88%
5	Total Number of Slabs of Super Structure	6143.38	2580.22	43%	2,641.65	2,580.22	42%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1513.00	665.72	45%	680.85	665.72	44%
7	Sanitary Fittings within the Flat/Premises,	825.58	321.98	40%	330.23	321.98	39%
8	Electrical Fitting within the Flat/Premises	1165.24	466.10	40%	466.10	466.10	40%

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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	344.24	148.02	44%	151.47	148.02	43%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	275.15	115.56	42%	115.56	115.56	42%
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.	935.90	514.75	60%	561.54	514.75	55%
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.	236.08	99.15	45%	106.23	99.15	42%
TOTAL		13949.87	7325.51		7497.13	7325.51	

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

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	272.20	149.71	58%	157.88	149.71	55%
2	Water Supply/Drinking Water Facilities	20.00	7.00	35%	7.00	7.00	35%
3	Sewerage (chamber, lines, Septic Tank, STP)	21.00	10.50	50%	10.50	10.50	50%
4	Storm Water Drain	18.48	9.24	50%	9.24	9.24	50%
5	Landscaping & Tree Planting	178.50	103.53	58%	103.53	103.53	58%
6	Street Lighting	17.33	9.53	55%	9.53	9.53	55%
7	Community Buildings	377.20	37.72	10%	37.72	37.72	10%
8	Treatment & Disposal of Sewage and Sullage water /STP	58.00	16.24	28%	16.24	16.24	28%
9	Solid Waste Management & Disposal	14.20	8.52	60%	8.52	8.52	60%
10	Water Conservation, Rainwater Harvesting	19.00	7.98	42%	7.98	7.98	42%
11	Energy Management/Use of Renewable Energy	110.00	38.50	35%	38.50	38.50	35%
12	Fire Protection and Fire Safety Requirements	135.80	54.32	40%	54.32	54.32	40%
13	Electrical Sub Station, Control Panel & Meter Room	225.02	151.89	70%	157.51	151.89	68%
14	Receiving Station	120.00	66.00	55%	66.00	66.00	55%
15	Plan of Development Works	0.00	0.00	0%	-	-	-
16	Emergency Evacuation Services	0.00	0.00	0%	-	-	-
17	Common Facilities in Basement	30.01	30.01	42%	30.01	30.01	42%

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[Signature]

18	Others, if any (please specify)	117.31	43.40	37%	43.40	43.40	37%
	TOTAL	1775.48	744.09	42%	757.88	744.09	42%

3. We estimate the Total Cost for completion of the project under reference as Rs.15725.36 (Total of column no. 3 in Tables A 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 30th June 2026 is Rs. 8069.60 (Total of column no. 7 in Tables A 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

Mobile No.

Email ID

Raj Nath Andley
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 B.E. (Civil) P.G.D. In Const.
 Management