

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)

Information as on 31.12.2025

Date: 08.01.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Dwaarika Heights [UPRERAPRJ5937] situate in village Ghat Tehsil Meerut Competent/ Development authority Meerut Development Authority District Meerut PIN 250001 admeasuring 14865 Sq. Mtrs. area being developed by EMM VEE Infrastructures (India) Pvt. Ltd (UPRERAPRM12097).

I, Alok Rathore, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Dwaarika Heights (UPRERAPRJ5937) situate on the Khasra No 997, 1000, 1004/1 village Ghat Tehsil Meerut Competent/ Development authority Meerut Development Authority District Meerut PIN 250001 admeasuring 14865 Sq. Mtrs. area being developed by EMM VEE Infrastructures (India) Pvt. Ltd (UPRERAPRM12097).

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

- | | | | |
|-------|--------------|--------------|----------------------------------|
| (i) | M/s/Shri/Smt | Anuj Goswami | as Licensed Surveyor / Architect |
| (ii) | M/s/Shri/Smt | Alok Rathore | as Structural Consultant |
| (iii) | M/s/Shri/Smt | Dushyant | as MEP Consultant |
| (iv) | M/s/Shri/Smt | Prem Chand | 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 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 - A1

Building/Wing/ Block/Tower Number or Name		Tower-1 : Basement 1+S+12					
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	13.77	13.77	100.00%	13.77	13.77	100.00%
2	Total Number of Basement and Plinth	260.29	260.29	100.00%	260.29	260.29	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Silt Floor	110.07	110.07	100.00%	110.07	110.07	100.00%
5	Total Number of Slabs of Super Structure	1038.44	1038.44	100.00%	1038.44	1038.44	100.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Window to each of the Flat/Premises	843.08	396.86	47.07%	396.86	396.86	47.07%
7	Sanitary Fittings within the Flat/Premises	66.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/premises	92.60	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	183.25	183.25	100.00%	183.25	183.25	100.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	160.95	31.75	19.73%	31.75	31.75	19.73%

11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.	75.68	0.00	0.00%	0.00	0.00	0.00%
12	Compliance to conditions of enviromental/Fire NOC, Electric safety certificate, Installation of lifts as per provision of Lift Act 2024, water pump, 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.	180.90	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	3025.27	2034.43		2034.43	2034.43	

(In Rs. Lac)

Table - A2

Building/Wing/ Block/Tower Number or Name		Tower-2 : Basement 1+S+14					
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	13.77	13.77	100.00%	13.77	13.77	100.00%
2	Total Number of Basement and Plinth	254.63	254.63	100.00%	254.63	254.63	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	74.43	74.43	100.00%	74.43	74.43	100.00%
5	Total Number of Slabs of Super Structure	821.05	821.05	100.00%	821.05	821.05	100.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Window to each of the Flat/Premises	664.01	330.99	49.85%	330.99	330.99	49.85%
7	Sanitary Fittings within the Flat/Premises	50.39	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/premises	72.40	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	144.89	144.89	100.00%	144.89	144.89	100.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	127.62	68.18	53.42%	68.18	68.18	53.42%
11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.	59.17	0.00	0.00%	0.00	0.00	0.00%
12	Compliance to conditions of enviromental/Fire NOC, Electric safety certificate, Installation of lifts as per provision of Lift Act 2024, water pump, 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.	141.31	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	2423.68	1707.94		1707.94	1707.94	



(In Rs. Lac)							
Table - A3							
Building/Wing/ Block/Tower Number or Name		Tower-3 : Basement 1+S+14					
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	13.77	13.77	100.00%	13.77	13.77	100.00%
2	Total Number of Basement and Plinth	258.66	258.66	100.00%	258.66	258.66	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	88.84	88.84	100.00%	88.84	88.84	100.00%
5	Total Number of Slabs of Super Structure	979.20	979.20	100.00%	979.20	979.20	100.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Window to each of the Flat/Premises	817.48	370.10	45.27%	370.10	370.10	45.27%
7	Sanitary Fittings within the Flat/Premises	70.55	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/premises	86.36	12.34	14.29%	12.34	12.34	14.29%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	172.80	172.80	100.00%	172.80	172.80	100.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	159.19	123.37	77.50%	123.37	123.37	77.50%
11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.	70.58	0.00	0.00%	0.00	0.00	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provision of Lift Act 2024, water pump, 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.	173.29	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	2890.73	2019.08		2019.08	2019.08	

(In Rs. Lac)							
Table - A4							
Building/Wing/ Block/Tower Number or Name		Tower-4 : Basement 1+S+14					
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	13.77	13.77	100.00%	13.77	13.77	100.00%
2	Total Number of Basement and Plinth	268.08	268.08	100.00%	268.08	268.08	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	74.43	74.43	100.00%	74.43	74.43	100.00%

5	Total Number of Slabs of Super Structure	821.05	821.05	100.00%	821.05	821.05	100.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Window to each of the Flat/Premises	664.01	310.30	46.73%	310.30	310.30	46.73%
7	Sanitary Fittings within the Flat/Premises	50.39	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/premises	72.40	20.69	28.57%	20.69	20.69	28.57%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	144.89	144.89	100.00%	144.89	144.89	100.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	127.62	103.43	81.05%	103.43	103.43	81.05%
11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.	59.17	31.03	52.44%	31.03	31.03	52.44%
12	Compliance to conditions of enviromental/Fire NOC, Electric safety certificate, Installation of lifts as per provision of Lift Act 2024, water pump, 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.	141.31	62.06	43.92%	62.06	62.06	43.92%
	TOTAL	2437.13	1849.73		1849.73	1849.73	

(In Rs. Lac)

Table - A5

Building/Wing/ Block/Tower Number or Name		Tower-5 : Basement 1+S+12					
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	13.77	13.77	100.00%	13.77	13.77	100.00%
2	Total Number of Basement and Plinth	276.47	276.47	100.00%	276.47	276.47	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	110.07	110.07	100.00%	110.07	110.07	100.00%
5	Total Number of Slabs of Super Structure	1038.44	1038.44	100.00%	1038.44	1038.44	100.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Window to each of the Flat/Premises	844.10	463.00	54.85%	463.00	463.00	54.85%
7	Sanitary Fittings within the Flat/Premises	66.24	2.65	3.99%	2.65	2.65	3.99%
8	Electrical Fitting within the Flat/premises	92.60	26.46	28.57%	26.46	26.46	28.57%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	183.25	183.25	100.00%	183.25	183.25	100.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	160.95	152.13	94.52%	152.13	152.13	94.52%



11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.	75.68	39.69	52.44%	39.69	39.69	52.44%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provision of Lift Act 2024, water pump, 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.	180.90	89.16	49.29%	89.16	89.16	49.29%
	TOTAL	3042.48	2395.08		2395.08	2395.08	

(In Rs. Lac)

Table - A6

Building/Wing/ Block/Tower Number or Name		Convenient Shop					
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	0.00	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	0.00	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	0.00	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	0.00	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	0.00	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Window to each of the Flat/Premises	4.93	4.93	100.00%	4.93	4.93	100.00%
7	Sanitary Fittings within the Flat/Premises	0.00	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/premises	1.13	0.97	85.71%	0.97	0.97	85.71%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	0.00	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	0.00	0.00	0.00%	0.00	0.00	0.00%
11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.	0.48	0.24	50.00%	0.24	0.24	50.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provision of Lift Act 2024, water pump, 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.	0.89	0.81	90.91%	0.81	0.81	90.91%
	TOTAL	7.43	6.94		6.94	6.94	

(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.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	133.00	61.56	46.29%	61.56	61.56	46.29%
2	Water Supply/Drinking Water Facilities	65.88	15.00	22.77%	15.00	15.00	22.77%
3	Sewerage (chamber, lines, Septic Tank,	15.00	4.50	30.00%	4.50	4.50	30.00%
4	Storm Water Drains	55.00	17.00	30.91%	17.00	17.00	30.91%
5	Landscaping & Tree Planting	50.00	41.00	82.00%	41.00	41.00	82.00%
6	Street Lighting	25.00	5.00	20.00%	5.00	5.00	20.00%
7	Community Buildings	55.00	2.00	3.64%	2.00	2.00	3.64%
8	Treatment and disposal of sewage and Sullage water/STP	10.00	2.00	20.00%	2.00	2.00	20.00%
9	Solid Waste Management & Disposal	5.00	0.50	10.00%	0.50	0.50	10.00%
10	Water Conservation, Rainwater Harvesting	80.00	60.00	75.00%	60.00	60.00	75.00%
11	Energy Management/Use of Renewable Energy	75.00	0.00	0.00%	0.00	0.00	0.00%
12	Fire Protection and Fire Safety Requirements	30.00	22.00	73.33%	22.00	22.00	73.33%
13	Electrical Sub Station, Control Panel & Meter Room	310.00	70.00	22.58%	70.00	70.00	22.58%
14	Receiving Station	110.00	40.00	36.36%	40.00	40.00	36.36%
15	Plan of Development Works	60.00	48.00	80.00%	48.00	48.00	80.00%
16	Emergency Evacuation Services	40.00	18.00	45.00%	18.00	18.00	45.00%
17	Common Facilities in Basement	40.00	19.00	47.50%	19.00	19.00	47.50%
18	Boundary Wall/ Entry Exit Gate/ Guard Room	125.00	125.00	100.00%	125.00	125.00	100.00%
	TOTAL	1283.88	550.56		550.56	550.56	
3. We estimate the Total Cost for completion of the project under reference as Rs. 15110.57 Lakhs (Total of column no. 3 in Tables A1, A2, A3, A4, A5, A6 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 occupation 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 31.12.2025 is Rs. 10563.76 Lakhs (Total of column no. 7 in Tables A1, A2, A3, A4, A5, A6 and Table B).							
5. Based on Site Inspection and estimated cost calculation, with respect to each of the 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- A, A2, A3, A4, A5, A6							
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							
							
Name- ALOK RATHORE							
Mobile No.- 9109120760							
Email ID- mail@drawstudio.in							