

SHRISHTI ARCHITECT**ARCHITECT, VALUER, INTERIOR DESIGNER**

FLAT NO.- 701, C-1, PRATEEK GRAND CITY SOCIETY, SIDHARTH VIHAR, GHAZIABAD (U.P.)

MOB. NO.: 9818053210, 9205058600

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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: 12.07.2026

Information as on -30 June.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project ASSOTECH THE NEST, Project Registration No. UPRERAPRJ6102 situate on the Khasra No/ Plot no -GH 06, Village / Sector Dundehera, Tehsil_Ghaziabad, Competent / Development Authority - Ghaziabad, District -Ghaziabad, PIN-201010, admeasuring 10860 sq.mts. area being developed by Assotech Limited.

I/We **Seemant Kumar Gupta** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **ASSOTECH THE NEST, UPRERAPRJ6102**, situate on the Khasra No/ Plot no -GH 06, of village - Dundehera, Tehsil-Ghaziabad, Competent/ Development Authority - Ghaziabad, District -Ghaziabad, PIN -201010 admeasuring -10860 sq.mts area being developed by Assotech Limited.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt_Vishal Singh Tomar_ as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt_V.D.Sharma_ as Structural Consultant
- (iii) M/s/Shri/Smt _Anand Hevelia_ as MEP Consultant
- (iv) M/s/Shri/Smt _Anil Chauhan_ 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 Lac)

Table - A1							
Building/Wing/ Block /Tower Number or Name		Tower- F					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (in Lac.)	Amount incurred till now (in Lac.)	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5) (in Lac.)	Admissible expenditure (Lower of Column 4 and Column 6) (in Lac.)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	5.00	5.00	100%	5.00	5.00	100%
2	Total Number of Basement and Plinth	58.00	58.00	100%	58.00	58.00	100%
3	Total Number of Podiums	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4	Stilt Floor	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5	Total Number of Slabs of Super Structure	1,696.80	1,696.80	100%	1,696.80	1,696.80	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,512.00	1,512.00	100%	1,512.00	1,512.00	100%
7	Sanitary Fittings within the Flat/Premises,	201.60	136.28	68%	136.28	136.28	68%
8	Electrical Fitting within the Flat/Premises	201.60	172.27	85%	172.27	172.27	85%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	Including in item no.-5 & 6					

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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	537.60	537.60	100%	537.60	537.60	100%
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.	336.00	336.00	100%	336.00	336.00	100%
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.	268.80	262.35	98%	262.35	262.35	98%
TOTAL		4,817.40	4,716.30	97.90%		4,716.30	

Table - A2							
Building/Wing/ Block /Tower Number or Name		Tower- G					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (in Lac.)	Amount incurred till now (in Lac.)	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5) (in Lac.)	Admissible expenditure (Lower of Column 4 and Column 6) (in Lac.)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	2.80	2.80	100%	2.80	2.80	100%
2	Total Number of Basement and Plinth	70.00	70.00	100%	70.00	70.00	100%
3	Total Number of Podiums	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4	Stilt Floor	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5	Total Number of Slabs of Super Structure	1,722.30	1,532.85	89.0%	1,532.85	1,532.85	89%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,560.00	793.33	50.9%	793.33	793.33	50.9%
7	Sanitary Fittings within the Flat/Premises,	216.00	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	252.00	63.50	25%	63.50	63.50	25%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		-				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	412.00	61.80	15%	61.80	61.80	15%
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.	270.00	32.40	12%	32.40	32.40	12%
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.	252.00	-	0%	-	-	0%
TOTAL		4,757.10	2,556.68			2,556.68	

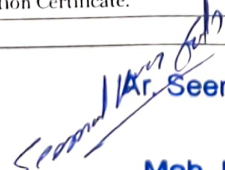

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Table - A3

Building/Wing/ Block /Tower Number or Name		Hi Street					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (in Lac.)	Amount incurred till now (in Lac.)	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5) (in Lac.)	Admissible expenditure (Lower of Column 4 and Column 6) (in Lac.)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	3.00	3.00	100%	3.00	3.00	100%
2	Total Number of Basement and Plinth	35.00	35.00	100%	35.00	35.00	100%
3	Total Number of Podiums	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4	Stilt Floor	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5	Total Number of Slabs of Super Structure	144.00	144.00	100%	144.00	144.00	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	120.00	120.00	100%	120.00	120.00	100%
7	Sanitary Fittings within the Flat/Premises,	14.40	14.40	100%	14.40	14.40	100%
8	Electrical Fitting within the Flat/Premises	14.40	14.40	100%	14.40	14.40	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	Including in item no.-5 & 6					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	38.40	38.40	100%	38.40	38.40	100%
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.	24.00	24.00	100%	24.00	24.00	100%
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.	24.00	24.00	100%	24.00	24.00	100%
TOTAL		417.20	417.20	100.00%		417.20	

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	145.07	94.30	65%	94.30	94.30	65%
2	Water Supply/Drinking Water Facilities	12.31	8.00	65%	8.00	8.00	65%
3	Sewerage (chamber, lines, Septic Tank, STP)		-		-	-	
4	Storm Water Drain	6.00	3.30	55%	3.30	3.30	55%
5	Landscaping & Tree Planting	34.06	22.14	65%	22.14	22.14	65%
6	Street Lighting	10.00	6.00	60%	6.00	6.00	
7	Community Buildings		-	100%	-	-	
8	Treatment & Disposal of Sewage and Sullage water /STP		-	100%	-	-	
9	Solid Waste Management & Disposal		-		-	-	
10	Water Conservation, Rainwater Harvesting	20.00	12.00	60%	12.00	12.00	60%

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11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements	12.50	7.50	60%	7.50	7.50	60%
13	Electrical Sub Station, Control Panel & Meter Room	239.70	165.20	69%	165.20	165.20	69%
14	Receiving Station		-		-	-	
15	Plan of Development Works		-		-	-	
16	Emergency Evacuation Services		-		-	-	
17	Common Facilities in Basement		-		-	-	
18	Others, if any (please specify)	16.39	4.10	25%	4.10	4.10	25%
	TOTAL	496.03	322.54	65.02%	322.54	322.54	65.02%

Table - B
Project Clearance Fees

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Particular	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	Fees Paid to RERA	7.00	5.88	84%	5.88	5.88	84%
2	Fees Paid to Local Authority	11.00	11.12	101%	11.12	11.12	101%
3	Consultant/ Architect Fees (Directly Attributable to Project)	50.00	22.46	45%	22.46	22.46	
4	Any other (Specify)		-		-	-	
		68.00	39.46				

3. We estimate the Total Cost for completion of the project under reference as **Rs. 105.557 Cr.** (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 **June, 2026** is **Rs. 80.52 cr.** (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
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