

RAJIV BAAGA, B.Tech (Civil)
B57, 2nd Floor, Moti Nagar, New Delhi - 110015

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)

Date: 16.12.2025

No.1/161225

Information as on

Subject: Certificate of Amount Incurred for Construction and Development of the Project Ambrosia Estates (Phase-1) UPRERA..... situate in Kharsa no 280, 281, 283, 284 Village Semra & Kharsa No. 48, 49, 50, 51, 60, 61 Village Shahpur Tehsil Lucknow Competent / Development Authority Lucknow Development Authority District Lucknow PIN 226028 admeasuring 35263.60 sq.mts. area being developed by Viraj Constructions Pvt Ltd.

1. Rajiv Bagga, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Ambrosia Estates (Phase-1) situate on the Kharsa no 280, 281, 283, 284 Village Semra & Kharsa No. 48, 49, 50, 51, 60, 61 Village Shahpur Tehsil Lucknow Competent / Development Authority Lucknow Development Authority District Lucknow PIN 226028 admeasuring 35263.60 sq.mts area being developed by Viraj Constructions Pvt Ltd.

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

- (i) Shri Rajit Lal Arya as Licensed Surveyor / Architect
- (ii) Shri Sidheshwar Kumar as Structural Consultant
- (iii) Shri Somanath Behera & Shri Sanjay Goel as MEP Consultant
- (iv) Shri Rajiv Bagga 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 - A							
Building/Wing/ Block /Tower Number or Name		83 Villas					
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	47.00	0	0%	0	0	0%
2	Total Number of Basement and Plinth	674.00	0	0%	0	0	0%
3	Total Number of Podiums						
4	Skilt Floor						
5	Total Number of Slabs of Super Structure	1505.00	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2694.00	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	288.00	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	312.00	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	267.00	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	454.00	0	0%	0	0	0%
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.	359.00	0	0%	0	0	0%

Rajiv Bagga
 16/12/2025
Rajiv Bagga

12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, installation of lifts as per provisions of Lift Act 2004, water pumps, Fire Fighting Fittings and Equipment as per CPO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	10.00	0	0%	0	0	0%
	TOTAL	8818.00	0.00		0.00	0.00	0.00%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple 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 Lacs)							
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 R/O-1	Expenditure computed as per R/O-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	183.00	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	19.00	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	52.00	0	0%	0	0	0%
4	Storm Water Drain	70.00	0	0%	0	0	0%
5	Landscaping & Tree Planting	82.00	0	0%	0	0	0%
6	Street Lighting	17.00	0	0%	0	0	0%
-	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP	33.00	0	0%	0	0	0%
9	Solid Waste Management & Disposal	23.00	0	0%	0	0	0%
10	Water Conservation, Rainwater Harvesting	9.00	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	8.00	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room	143.00	0	0%	0	0	0%
14	Receiving Station						
15	Plan of Development Works	23.00	0	0%	0	0	0%
16	Emergency Evacuation Services						
17	Common Facilities in Basement						
18	Others, if any (please specify)	53.00	0	0%	0	0	0%
	TOTAL	715.00	0		0.00	0.00	0.00%

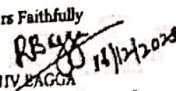
3. We estimate the Total Cost for completion of the project under reference as Rs.7331 lac (Total of column no. 3 in Tables A1, A2,.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to 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 is Rs. 0 Lacs (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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