

# Mishra Garg & Associates

ARCHITECTS & PLANNERS  
ENGINEER'S CERTIFICATE (On Letter Head)

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

No. ....  
Date: .....

Information on .....  
Subject: Certificate of Amount Incurred for Construction and Development of the Project <DREAM TOWN> <1692419> situate in Village / Sector JARAULI KALAN, Tehsil TUNDLA, Competent / Development Authority FIROZABAD SHIKOHABAD DEVELOPMENT AUTHORITY, District FIROZABAD, PIN 283203, admeasuring 3195.95 sq.mts. area being developed by [DREAM TOWN, Promoter ID]

I/We ASHOK MISHRA, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <DREAM TOWN> <1692419>, situate on the Khassra No/ Plot no. 542 & 543 of village JARAULI KALAN, Tehsil TUNDLA, Competent/ Development Authority FIROZABAD SHIKOHABAD DEVELOPMENT AUTHORITY, District FIROZABAD, PIN 283203, admeasuring 3195.95 sq.mts area being developed by <DREAM TOWN, Promoter's Id UPKERAPRM376616

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

- (i) M/s/Shri/Smt MISHRA GARG & ASSOCIATES as L.S. / Architect;
- (ii) M/s/Shri/Smt PRIME TECH DESIGN CONSULTANTS as Structural Consultant
- (iii) M/s/Shri/Smt BRAJAN ASSOCIATES as MEP Consultant
- (iv) M/s/Shri/Smt KAPIL UPADHYAY as Site Supervisor

2. The project is New 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

| DREAM TOWN ( TOWER -1 )                    |   |                      |                          |                                    |   |   |  |
|--|---|----------------------|--------------------------|------------------------------------|---|---|--|
| Building/Wing/ Block /Tower Number or Name | 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) |
|  |   | INR 125,000.00       | INR 125,000.00           | 100%                               | INR 125,000.00  | INR 125,000.00  | 100%   |
| 1  | Excavation  | INR 125,000.00       | INR 125,000.00           | 100%                               | INR 125,000.00  | INR 125,000.00  | 100%   |
| 2  | Total Number of Basement and Plinth   | INR 6,076,500.00     | INR 2,550,000.00         | 42%                                | INR 2,550,000.00  | INR 2,550,000.00  | 42%  |
| 3  | Total Number of Podiums   | INR 6,500,000.00     | INR 2,550,000.00         | 40%                                | INR 2,600,000.00  | INR 2,500,000.00  | 38%  |
| 4  | Slit Floor  | INR 9,500,000.00     | INR 4,000,000.00         | 50%                                | INR 4,750,000.00  | INR 4,000,000.00  | 42%  |
| 5  | Total Number of Slabs of Super Structure  | INR 4,500,000.00     | INR 1,800,000.00         | 60%                                | INR 2,700,000.00  | INR 1,800,000.00  | 40%  |
| 6  | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises   | INR 47,605,000.00    | INR 5,000,000.00         | 10%                                | INR 9,525,000.00  | INR 5,000,000.00  | 10%  |
| 7  | Sanitary Fittings within the Flat/Premises,   | INR 11,102,000.00    | INR 650,000.00           | 10%                                | INR 1,119,200.00  | INR 650,000.00  | 6%   |
| 8  | Electrical Fitting within the Flat/Premises   | INR 8,480,000.00     | INR 680,000.00           | 10%                                | INR 848,000.00  | INR 680,000.00  | 8%   |
| 9  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts   | INR 7,000,000.00     | INR 1,100,000.00         | 20%                                | INR 1,400,000.00  | INR 1,100,000.00  | 16%  |
| 10   | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks   | INR 3,065,500.00     | INR 180,000.00           | 5%                                 | INR 198,275.00  | INR 180,000.00  | 5%   |
| 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.   | INR 16,250,000.00    | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 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 CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate. | INR 2,800,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
|  | TOTAL   | INR 124,014,000.00   | INR 18,585,000.00        |                                    | INR 26,911,575.00                                       | INR 18,585,000.00                                       |  |

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(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 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                             | INR 5,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 2    | Water Supply/Drinking Water Facilities                 | INR 2,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 3    | Sewerage (chamber, lines, Septic Tank, STP)            | INR 1,500,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 4    | Storm Water Drain                                      | INR 1,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 5    | Landscaping & Tree Planting                            | INR 543,600.00       | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 6    | Street Lighting  | INR 1,100,400.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 7    | Community Buildings                                    | INR 1,500,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 8    | Treatment & Disposal of Sewage and Sullage water /STP  | INR 2,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 9    | Solid Waste Management & Disposal                      | INR 1,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 10   | Water Conservation, Rainwater Harvesting               | INR 3,500,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 11   | Energy Management/Use of Renewable Energy              | INR 2,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 12   | Fire Protection and Fire Safety Requirements           | INR 1,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 13   | Electrical Sub Station, Control Panel & Meter Room     | INR 2,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 14   | Receiving Station                                      | INR 500,000.00       | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 15   | Plan of Development Works                              | INR 2,000,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 16   | Emergency Evacuation Services                          | INR 50,000.00        | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 17   | Common Facilities in Basement                          | INR 1,500,000.00     | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
| 18   | Others, if any (please specify)                        | INR -                | INR -                    | 0%                                 | INR -   | INR -   | 0%   |
|      | <b>TOTAL</b>   | INR 28,194,000.00    | INR -                    | 0%                                 | INR -   | INR -   | 0%   |

3. We estimate the Total Cost for completion of the project under reference as Rs.152208000/- (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 05-07-2025 is Rs.18585000/- (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.

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No. ....

Email ID .....

  
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