

Annexure 2: Engineer Certificate (Form-REG-2)

Form-REG-1	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)	
Ref No. 226010/EC/CSVLLP/24-25	Date:01.05.2025
Information as on 30.04.2025	
<p>Subject: Certificate of Percentage of Completion of Construction Work of NIRALA GATEWAY, No. of Building(s)/ One Block(s) of the of the Project <Project Id: Applied> situated on Plot no C-7, Sector 12, Greater Noida, UP, admeasuring 10,400 sq. mts. area being developed by M/s Parth Bultech Private Limited. <Promoters ID: Applied></p>	
<p>I, Sanjeev Agrawal have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the NIRALA GATEWAY Building(s)/ One Block of Project, situated on Plot no C-7, Sector 12, Greater Noida, UP competent/development authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar Pin 201318 admeasuring 10,400 sq.mts. area being developed by M/s Parth Bultech Private Limited, <Promoters ID: Applied></p>	
<p>1. Following technical professionals were appointed by me for verification/ certification of the cost:-</p> <ul style="list-style-type: none"> (i) Mr Rajiv Gandhi M/S DFA Consultants Pvt. Ltd. as Architect (ii) Mr Tariq Shafeeque M/S EBI India as Structural Consultant (iii) Mr Hardeep Singh M/S Acrobat Engineers Pvt. Ltd. as MEP Consultant (iv) Mr. Pritam Kumar Sigh as Site head on behalf of M/s Parth Bultech Private Limited 	
<p>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) 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:</p>	

(In Rs. Lacs)							
Table-A							
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	450	-	-	-	-	-
2	Total Number of Basement and Plinth	1,500	-	-	-	-	-
3	Total Number of Podiums	250	-	-	-	-	-
4	Stilt Floor	200	-	-	-	-	-
5	Total Number of Slabs of Super Structure	5,127	-	-	-	-	-



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)
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	900	-	-	-	-	-
7	Sanitary Fittings Within the Flat/Premises,	300	-	-	-	-	-
8	Electrical Fitting within the Flat/Premises,	500	-	-	-	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	100	-	-	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	2,300	-	-	-	-	-
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.	4,800	-	-	-	-	-
12	Compliance to conditions of environmental/ Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	200	-	-	-	-	-
	Total	16,627	-	-	-	-	-




(In Rs. lacs)

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.	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	Internal Roads & Footpaths	400					
2	Water Supply/Drinking Water Facilities	225					
3	Sewerage (Chamber, lines, Septic Tank, STP)	300					
4	Storm Water Drain	120					
5	Landscaping & Tree Planting	445					
6	Street Lighting	400					
7	Community Buildings	-					
8	Treatment & Disposal of Sewage and Sullage water /STP	300					
9	Solid Waste Management & Disposal	120					
10	Water Conservation, Rainwater Harvesting	40					
11	Energy Management/Use of Renewable Energy	80					
12	Fire Protection and Fire Safety Requirements	800					
13	Electrical Sub Station, Control Panel & Meter Room	570					
14	Receiving Station	40					
15	Plan of Development Works	40					
16	Emergency Evacuation Services	40					
17	Common Facilities in Basements	80					
18	Others, if any (please specify)	-					
	Total	4,000					

3. We estimate the Total Cost for completion of the project under reference as **Rs. 2,06,27 Lacs** (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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30.04.2025 is **Rs. 0** (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 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

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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