

A.K. Infrastructure Pvt. Ltd.

66, JANAK PARK, HARI NAGAR, New Delhi-110064

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..REG-2/1. Date:8th Jan,2026
Information as on 31st Dec,2025
Subject: Certificate of Percentage of Completion of Construction Work of 06 No. of Building(s)/ 06 Block(s) (Tower K,L,M,S,T,U & Commercial) of the 01 Phase of the Project The Rivulet Phase 1[UPRERAPRJ145736] situated on the Khasra No/ Plot no. GH-04B ,Sector-12, Greater Noida West UP-201318 Demarcated by its boundaries (latitude and longitude of the end points)Latitude 28.55.96.14 and Longitude 77.48.37.64 of village Saini Tehsil Greater Noida West Competent/ Greater Noida Industrial Development authority PIN 201318 admeasuring 17155 sq. metres area being developed by [Grand Realtech Ltd]
I/We Rajesh Jain have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 06 No. of Building(s)/ 06 Block(s) (Tower K,L,M,S,T,U & Commercial) of the 01 Phase of the Project The Rivulet Phase 1[UPRERAPRJ145736] situated on the Khasra No/ Plot no. GH-04B ,Sector-12, Greater Noida West UP-201318 under Greater Noida Industrial Development Authority admeasuring 17155 sq mtr. area being developed by [Grand Realtech Ltd]
1. Following technical professionals were appointed by me for verification / certification of the cost: -
(i) M/s DMA International as L.S. / Architect ;
(ii) M/s Keen Associates Pvt Ltd (Mr. Tajuddin Ashraf) as Structural Consultant
(iii) M/s Paradise Consultants as MEP Consultant
(iv) Shri Manmohan Sharma 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		Tower-K					
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)
1.00	Excavation	2.50	2.50	100.00	2.50	2.50	100.00
2.00	Total Number of Basement and Plinth 1	211.16	211.16	100.00	211.16	211.16	100.00
3.00	Total Number of Podiums/Stilt 1	0.00	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor 0	168.40	168.40	100.00	168.40	168.40	100.00
5.00	Total Number of Slabs of Super Structure 24	2089.17	2089.17	100.00	2089.17	2089.17	100.00
6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1063.62	127.63	15.00	159.54	127.63	12.00
7.00	Sanitary Fittings within the Flat/Premises,	109.61	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	95.25	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	333.55	50.03	18.00	60.04	50.03	15.00
10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144.95	0.00	0.00	0.00	0.00	0.00
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	285.55	15.44	5.40	15.42	15.42	5.40
12.00	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.	27.79	0.00	0.00	0.00	0.00	0.00
	TOTAL	4531.55	2664.33		2706.23	2664.31	

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower-L					
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Excavation	2.50	2.50	100.00	2.50	2.50	100.00
2.00	Total Number of Basement and Plinth	211.16	211.16	100.00	211.16	211.16	100.00
3.00	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor	168.40	168.40	100.00	168.40	168.40	100.00
5.00	Total Number of Slabs of Super Structure	2089.17	1566.87	75.00	1566.88	1566.87	75.00

6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1063.62	158.46	17.90	190.37	158.46	14.90
7.00	Sanitary Fittings within the Flat/Premises,	109.61	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	95.25	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	333.55	75.88	25.75	85.89	75.88	22.75
10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144.95	0.00	0.00	0.00	0.00	0.00
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	285.55	38.59	13.50	38.55	38.55	13.50
12.00	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.	27.79	0.00	0.00	0.00	0.00	0.00
	TOTAL	4531.55	2221.86		2263.74	2221.82	

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower-M					
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Excavation	5.00	5.00	100.00	5.00	5.00	100.00
2.00	Total Number of Basement and Plinth	204.25	204.25	100.00	204.25	204.25	100.00
3.00	Total Number of Podiums	..	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor	161.80	161.80	100.00	161.80	161.80	100.00
5.00	Total Number of Slabs of Super Structure	1960.19	1960.19	100.00	1960.19	1960.19	100.00
6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	977.56	580.86	62.42	610.19	580.86	59.42
7.00	Sanitary Fittings within the Flat/Premises,	101.02	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	87.78	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	256.40	123.07	51.00	130.76	123.07	48.00
10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	133.59	0.00	0.00	0.00	0.00	0.00
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	263.45	55.32	21.00	55.32	55.32	21.00
12.00	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.	25.61	0.00	0.00	0.00	0.00	0.00
	TOTAL	4176.65	3090.50		3127.52	3090.49	

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower-S					
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Excavation	2.50	2.50	100.00	2.50	2.50	100.00
2.00	Total Number of Basement and Plinth	211.16	211.16	100.00	211.16	211.16	100.00
3.00	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor	168.40	168.40	100.00	168.40	168.40	100.00
5.00	Total Number of Slabs of Super Structure	2089.17	2089.17	100.00	2089.17	2089.17	100.00
6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1063.62	505.22	50.50	537.13	505.22	47.50
7.00	Sanitary Fittings within the Flat/Premises,	109.61	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	95.25	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	333.55	126.75	41.00	136.76	126.75	38.00

10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144.95	23.55	16.25	23.55	23.55	16.25
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	285.55	53.88	18.85	53.83	53.83	18.85
12.00	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.	27.79	0.00	0.00	0.00	0.00	0.00
	TOTAL	4531.55	3180.63		3222.49	3180.57	

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower-T					
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Excavation	2.50	2.50	100.00	2.50	2.50	100.00
2.00	Total Number of Basement and Plinth	211.16	211.16	100.00	211.16	211.16	100.00
3.00	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor	168.40	168.40	100.00	168.40	168.40	100.00
5.00	Total Number of Slabs of Super Structure	2089.17	2089.17	100.00	2089.17	2089.17	100.00
6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1063.62	510.54	51.00	542.45	510.54	48.00
7.00	Sanitary Fittings within the Flat/Premises,	109.61	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	95.25	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	333.55	125.08	40.50	135.09	125.08	37.50
10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144.95	12.68	8.75	12.68	12.68	8.75
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	285.55	52.02	18.20	51.97	51.97	18.20
12.00	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.	27.79	0.00	0.00	0.00	0.00	0.00
	TOTAL	4531.55	3171.55		3213.42	3171.49	

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower-U					
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Excavation	2.50	2.50	100.00	2.50	2.50	100.00
2.00	Total Number of Basement and Plinth	211.16	211.16	100.00	211.16	211.16	100.00
3.00	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor	168.40	168.40	100.00	168.40	168.40	100.00
5.00	Total Number of Slabs of Super Structure	2089.17	2089.17	100.00	2089.17	2089.17	100.00
6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1063.62	393.54	40.00	425.45	393.54	37.00
7.00	Sanitary Fittings within the Flat/Premises,	109.61	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	95.25	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	333.55	119.24	38.75	129.25	119.24	35.75

10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144.95	13.19	9.10	13.19	13.19	9.10
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	285.55	52.02	18.20	51.97	51.97	18.20
12.00	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.	27.79	0.00	0.00	0.00	0.00	0.00
	TOTAL	4531.55	3049.22		3091.09	3049.17	

Table - A							
Building/Wing/ Block /Tower Number or Name		Commercial The Rivulet Plaza					
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Excavation	0.00	0.00	100.00	0.00	0.00	0.00
2.00	Total Number of Basement and Plinth	0.00	0.00	0.00	0.00	0.00	0.00
3.00	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4.00	Stilt Floor (Only One Floor)	155.08	155.08	100.00	155.08	155.08	100.00
5.00	Total Number of Slabs of Super Structure	0.00	0.00	0.00	0.00	0.00	0.00
6.00	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	64.00	0.00	0.00	0.00	0.00	0.00
7.00	Sanitary Fittings within the Flat/Premises,	6.07	0.00	0.00	0.00	0.00	0.00
8.00	Electrical Fitting within the Flat/Premises	5.27	0.00	0.00	0.00	0.00	0.00
9.00	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0.00	0.00	0.00	0.00	0.00	0.00
10.00	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	8.02	0.00	0.00	0.00	0.00	0.00
11.00	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	10.82	3.16	29.25	3.16	3.16	29.25
12.00	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.	1.54	0.00	0.00	0.00	0.00	0.00
	TOTAL	250.80	158.24		158.24	158.24	

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
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)
1.00	Internal Roads & Footpaths for Phase-I	75.00	15.00	20.00	15.00	15.00	20.00
2.00	Water Supply/Drinking Water Facilities UGT	70.00	25.00	35.71	25.00	25.00	35.71
3.00	Sewerage (chamber, lines, Septic Tank, STP)	70.00	20.00	28.57	20.00	20.00	28.57
4.00	Storm Water Drain	30.00	0.00	0.00	0.00	0.00	0.00
5.00	Landscaping & Tree Planting/S pool	70.00	10.00	14.29	10.00	10.00	14.29
6.00	Street Lighting	25.00	0.00	0.00	0.00	0.00	0.00
7.00	Community Buildings	1293.99	794.31	61.38	794.31	794.31	61.38
8.00	Treatment & Disposal of Sewage and Sullage water /STP (50% Ph-1 50 % Ph-2)	35.00	5.00	14.29	5.00	5.00	14.29
9.00	Solid Waste Management & Disposal	30.00	0.00	0.00	0.00	0.00	0.00
10.00	Water Conservation, Rainwater Harvesting	35.00	0.00	0.00	0.00	0.00	0.00
11.00	Energy Management/Use of Renewable Energy	100.00	0.00	0.00	0.00	0.00	0.00
12.00	Fire Protection and Fire Safety Requirements	55.00	0.00	0.00	0.00	0.00	0.00
13.00	Electrical Sub Station, Control Panel & Meter Room	255.00	0.00	0.00	0.00	0.00	0.00

14.00	Receiving Station	15.00	0.00	0.00	0.00	0.00	0.00
15.00	Plan of Development Works	10.00	0.00	0.00	0.00	0.00	0.00
16.00	Emergency Evacuation Services	10.00	0.00	0.00	0.00	0.00	0.00
17.00	Common Facilities (Basement Lobbes)	20.00	0.00	0.00	0.00	0.00	0.00
18.00	Others, if any (please specify) B.walls/Gate	45.00	20.00	44.44	20.00	20.00	44.44
	TOTAL	2243.99	889.31		889.31	889.31	
GRAND TOTAL		29329.19	18425.63		18672.05	18425.41	

3. We estimate the Total Cost for completion of the project under reference as Rs.29329.19 LAKHS (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 31 DEC,2025 is Rs.18425.41 LAKHS (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

Signature & Name (IN BLOCK LETTERS) of Engineer(Rajesh Jain)

Mobile No. 8527561116

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