

Neeraj Associates

Architects & Engineers

ENGINEER'S CERTIFICATE

Form-REG-2

(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 as on 31st March 2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project FUTURE ESTATE (PHASE-FE-1) (RESIDENTIAL & COMMERCIAL) UPRERAPRJ7361 situated at Plot No. G116E, Sector-01, Greater Noida West Tehsil Dadri Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 6800 sq.mts. area (Part & parcel of land area 32000.40 Sq. Mtr.) being developed by FUTUREWORLD GREENHOMES PRIVATE LIMITED.

I Neeraj Kumar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project FUTURE ESTATE (PHASE-FE-1), situate on the Plot no G116E, Sector-01, Greater Noida West Tehsil Dadri Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 6800 sq.mts area (Part & Parcel of Land area 32000.40 sq. mtr.) being developed by FUTUREWORLD GREENHOMES PRIVATE LIMITED.

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

- M/s Confluence Services as Architect
- Shri VD Sharma as Structural Consultant
- M/s CESPL as MEP Consultant
- Shri Jitendra Yadav 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 1					
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	5.25	5.25	100%	5.25	5.25	100%
2	Total Number of Basement and Plinth	94.54	94.54	100%	94.54	94.54	100%
3	Total Number of Podiums	99.86	99.86	100%	99.86	99.86	100%
4	Stilt Floor	125.54	125.54	100%	125.54	125.54	100%
5	Total Number of Slabs of Super Structure	2243.63	2243.63	100%	2243.63	2243.63	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1044.41	731.08	70%	731.08	731.08	70%
7	Sanitary Fittings within the Flat/Premises.	150.21	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	229.53	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	53.55	29.45	50%	26.78	26.78	50%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	201.74	30.26	15%	30.26	30.26	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.	155.90	23.38	15%	23.38	23.38	15%
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	11.55	1.16	10%	1.16	1.16	10%
	TOTAL	4415.71	3384.16		3381.49	3381.49	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A, B1, B2, C1 & C2)

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Architecture | Civil | Structure | Sanction | Completion

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	79.43	7.94	10%	7.94	7.94	10%
2	Water Supply/Drinking Water Facilities	27.86	4.18	10%	2.79	2.79	10%
3	Sewerage (chamber, lines, Septic Tank, STP)	28.45	11.38	35%	9.96	9.96	35%
4	Storm Water Drain	34.31	10.29	15%	5.15	5.15	15%
5	Landscaping & Tree Planting	14.22	2.13	10%	1.42	1.42	10%
6	Street Lighting	5.10	0.00	0%	-	-	0%
7	Community Buildings	95.35	0.00	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water/STP	8.53	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	4.76	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	14.22	1.42	10%	1.42	1.42	10%
11	Energy Management/Use of Renewable Energy	3.35	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	3.32	0.33	10%	0.33	0.33	10%
13	Electrical Sub Station, Control Panel & Meter Room	3.50	0.35	10%	0.35	0.35	10%
14	Receiving Station	3.32	0.00	0%	-	-	0%
15	Plan of Development Works	5.69	0.00	0%	-	-	0%
16	Emergency Evacuation Services	2.37	0.00	0%	-	-	0%
17	Common Facilities in Basement	4.74	0.00	0%	-	-	0%
18	Others, if any (please specify)	0.47	0.00	0%	-	-	0%
	TOTAL	339.00	38.03		29.36	29.36	

3. We estimate the Total Cost for completion of the project under reference as Rs. 4754.71 Lac (Total of column no. 3 in Tables A, B1, 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 31st March 2026 is Rs. 3422.19 (Total of column no. 7 in Tables A, B1, B2, C1 & C2 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-A 1,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

NEERAJ KUMAR

Mobile No.

Email ID