



SHIVAM ENGINEERS & ASSOCIATES

Structural Consultant & Chartered Engineer

Er. Rajib Saxena B.E. (Civil)
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APPROVED VALUER, CERTIFIED STRUCTURAL ENGINEER, SURVEYOR

Ref. No. SEA/RERA/008/2026

DATE 31/03/2026

ENGINEER'S CERTIFICATE (On Letter Head)

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.-KCo3

Date: 31/03/2026

Information as on

Subject: Certificate of Amount Incurred for Construction and Development of the Project KINGS CREST <UPRERAPRJ718743/10/2025> situate in Village/Sector ITAUA BENIRAM Tehsil BAREILLY Competent/Development Authority BAREILLY DEVELOPMENT AUTHORITY District BAREILLY PIN 243006 admeasuring 8431.53 sq.mts. area being developed by ELITE INFRA DEVELOPERS AND INTERIORS PVT LTD

I/We RAJIB SAXENA have under taken assignment as Project Engineer for certifying the amount incurred for the work done on the project KINGS CREST <UPRERAPRJ718743/10/2025> situate on the Khasra No/Plot No 116 (PART) of village ITAUA BENIRAM Tehsil BAREILLY Competent/Development Authority BAREILLY DEVELOPMENT AUTHORITY District BAREILLY PIN 243006 admeasuring 8431.53 sq.mts area being developed by ELITE INFRA DEVELOPERS AND INTERIORS PVT LTD

1. Following technical professionals were appointed by me for verification/certification of the cost:-
- M/s/Shri/Smt MOHIT SINGH as Licensed Surveyor/Architect
 - M/s/Shri/Smt RAJIB SAXENA as Structural Consultant
 - M/s/Shri/Smt ASHISH KUMAR as MEP Consultant
 - M/s/Shri/Smt SURESH PAL SINGH 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 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							
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	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premises,	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/Tower, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFPNOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	NA	NA	NA	NA	NA	NA

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12	Compliance to conditions of environmental/FireNOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act2024, waterpumps, FireFighting Fittings and Equipment as per CFONOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	NA	NA	NA	NA	NA	NA
	TOTAL	NA	NA	NA	NA	NA	NA

Prepareseparatetable for each Building/Wing/Block/Tower. In case of mulitple Building/Wing/Block/Tower,the tables must be numbered asA1,A2.....)

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	(inRs/Lac)
S.No	Internal/ExternalDevelopment Work (CommonFacilities)	TotalEstimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1(Column3x Column5)	Admissible expenditure (Lower of Column4 and Column6)	Value of Work done in Percentage as per Admissible expenditure (ColumnNo.7/ColumnNo.3)
1	Internal Roads & Footpaths	2764257.30	0	0	0	0	0
2	Water Supply/DrinkingWater Facilities	800000.00	0	0	0	0	0
3	Sewerage (chamber, lines, SepticTank, STP)	900000.00	0	0	0	0	0
4	Storm Water Drain	900000.00	0	0	0	0	0
5	Landscaping & Tree Planting	1472030.06	0	0	0	0	0
6	Street Lighting	700000.00	0	0	0	0	0
7	Community Buildings	NA	-	-	-	-	0
8	Treatment & Disposal of Sewage and Sullage water / STP	900000.00	0	0	0	0	0
9	Solid Waste Management & Disposal	50000.00	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	300000.00	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	NA	-	-	-	-	-
12	Fire Protection and Fire Safety Requirements	NA	-	-	-	-	-
13	Electrical SubStation, Control Panel & MeterRoom	2050000.00	0	0	0	0	0
14	Receiving Station	NA	0	0	0	0	0
15	Plan of Dvelopment Works	NA	0	0	0	0	0
16	Emergency Evacuation Services	NA	0	0	0	0	0
17	Common Facilities in Bascment	NA	0	0	0	0	0
18	Others, if any(MAIN GATE, BOUNDARY WALL, STORE FOR MATERIAL & DEMARCATION OF PLOTS)	3002253.01	1401126.51	46.67%	1401126.51	1401126.51	46.67%
	TOTAL	13838540.37	1401126.51	10.12%	1401126.51	1401126.51	10.12%

3. We estimate the Total Cost for completion of the project under reference as Rs. 13838540.37 (Total of column no.3 in Tables A1,A2....and TableB) 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 31/03/2026 is Rs.1401126.51(Total of column no.7 in Tables A1,A2....and TableB)).

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(INBLOCKLETTERS)of Engineer
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