



ENGINEER'S CERTIFICATE

Form-REG-2

No.....

Date: 12.06.2026

Information as on 30.09.2025

Subject: Certificate of Percentage of Completion of Construction Work of Family Hub UPRERA Registration No. UPRERAPRJ922146 situated at Plot No. Commercial-1, Aditya World City, Integrated Township, village Shahpur Bamhetta, Pargana Dasna, Tehsil & district Ghaziabad, Uttar Pradesh demarcated by its boundaries 12.00 meter road to the North East, others property to the South West and 24 M wide Road to the South East and 12 M road to the North West. Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District Ghaziabad Pin 201002 admeasuring 7114.53 sq. mts area being developed by AU Real Estate Services Private Limited.

We "Maqsud E Nazar" have undertaken assignment as Project Engineer of certifying estimate of the project "Family Hub" situated on the Plot No. Commercial-1, Aditya World City, Integrated Township, village Shahpur Bamhetta, Pargana Dasna, Tehsil & district Ghaziabad, Uttar Pradesh Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District Ghaziabad Pin 201002 admeasuring 7114.53 sq. mts area being developed by AU Real Estate Services Private Limited.

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

- (i) Mr. Amit Kumar as Architect for M/s MODARCHINDIA ARCHITECTS
- (ii) Mr. Maqsud E Nazar as structural consultant for M/s NNC Design International
- (iii) Mr. Bikramjeet Kukreja as MEP consultant for M/s V Consulting
- (iv) Mr. Sahar Alam as site supervisor of M/s Consave Consultants Pvt. Ltd. as PMC Consultant

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)/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		Family Hub					
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	100	100	100%	100	100	100
2	Total Number of Basement and Plinth	600.15	600.15	100%	600.15	600.15	100
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	3000	3000	100%	3000	3000	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	200	200	100%	200	200	100
7	Sanitary Fittings within the Flat/Premises,	200	200	100%	200	200	100
8	Electrical Fitting within the Flat/Premises	200	200	100%	200	200	100
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	415	415	100%	415	415	100
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	217.1	217.1	100%	217.1	217.1	100
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.	426	426	100%	426	426	100
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 CPO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	210.02	210.02	100%	210.02	210.02	100
	TOTAL	5568.27	5568.27		5568.27	5568.27	100

MAQSUD E NAZAR

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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	15	15	100%	15	15	100
2	Water Supply/Drinking Water Facilities	8	8	100%	8	8	100
3	Sewerage (chamber, lines, Septic Tank, STP)	11	11	100%	11	11	100
4	Storm Water Drain	11	11	100%	11	11	100
5	Landscaping & Tree Planting	14	14	100%	14	14	100
6	Street Lighting	12	12	100%	12	12	100
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water / STP	10	10	100%	10	10	100
9	Solid Waste Management & Disposal	NA	NA	NA	NA	NA	NA
10	Water Conservation, Rainwater Harvesting	9	9	100%	9	9	100
11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	12	12	100%	12	12	100
13	Electrical Sub Station, Control Panel & Meter Room	14	14	100%	14	14	100
14	Receiving Station	Including in Building Cost					
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement						
18	Others, if any (please specify)	2	2	100%	2	2	100
	TOTAL	118	118		118	118	100

3. We estimate the Total Cost for completion of the project under reference as Rs. 56,86,27,162/- (Total of column no. 3 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being developed.

4. The admissible expenditure till date i.e. 30th September 2025 is calculated at Rs. 56,86,27,162/- (Total of Column No. 7 in Tables A and 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.

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
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