

Engineer Hitesh Kumar

B-173, Rajveer Colony, Gali No-1, Gharoli, Delhi-110096
Mail ID: me.hiteshkumar999@gmail.com, Mob No-9582943937

Annexure 2: Engineer Certificate

(Form-REG-2)

No.

Date: 14.02.2026

Information as on 31.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project SHRI RADHA AQUA GARDENS UPRERAPRM14449 situate in Village / Sector- 16B Tehsil - DADRI Competent / Development Authority- GREATER NOIDA District- GREATER NOIDA PIN- 201308 admeasuring 20121 sq.mts. area being developed by Decent Buildwell Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM14449.

I/We, Hitesh Kumar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project SHRI RADHA AQUA GARDENS UPRERAPRM14449 situate on the Khasra No/Plot no. GH05A of village- GREATER NOIDA WEST SECTOR -16B Tehsil- DADRI Competent/ Development Authority- GREATER NOIDA District - GREATER NOIDA PIN- 201308 admeasuring 20121 sq.mts area being developed by Decent Buildwell Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM14449.

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

- (i) Shri. Vijay Prakash & Architects as Licensed Surveyor / Architect
- (ii) M/s. Optimum Design as Structural Consultant
- (iii) M/s. PKV Consulting Engineers (P) Ltd. as MEP Consultant
- (iv) Shri Birendra Kumar 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 by the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantities 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 1					
Building/Wing/Block/ Tower Number or Name SLV					
1	2	3	4	5	6
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure recomputed as per REG-1 (Column 3 x Column 5)
1	Excavation	2812500	2812500	100	2812500
2	Total Number of Basement and Plinth	18430281	18430281	100	18430281
3	Total Number of Podiums	6163125	6163125	100	6163125
4	Stilt Floor		0		0
5	Total Number of Slabs of Super Structure	138468000	138468000	100	138468000
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	44872704	44872704	100	44872704
7	Sanitary Fittings within the Flat/Premises,	22399776	11199888	50	11199888
8	Electrical Fitting within the Flat/Premises	29177610	14588805	50	14588805
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16487334	16487334	100	16487334
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	6660165	6327157	95	6327157
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.	22949775	20654798	90	20654798
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 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.	5000000	3250000	65	3250000
	TOTAL	313421270			283254592

(Prepare separate table for each Building/Wing/Block/Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1, A2....)

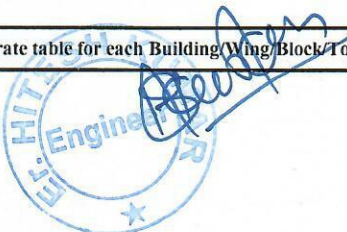


Table – A 2

Building/Wing/Block/ Tower Number or Name NLV					
1	2	3	4	5	6
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure recomputed as per REG-1 (Column 3 x Column 5)
1	Excavation	2812500	2812500	100	2812500
2	Total Number of Basement and Plinth	18430281.25	18430281.25	100	18430281.25
3	Total Number of Podiums	6163125	6163125	100	6163125
4	Stilt Floor		0		0
5	Total Number of Slabs of Super Structure	138468000	138468000	100	138468000
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	44872704	44872704	100	44872704
7	Sanitary Fittings within the Flat/Premises,	22399776	11199888	50	11199888
8	Electrical Fitting within the Flat/Premises	29177610	14588805	50	14588805
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16487334	16487334	100	16487334
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and	6660165	6127351.8	92	6127351.8
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas,	15299850	13463868	88	13463868
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	3250000	65	3250000
	TOTAL	305771345.3			275863857.1



Table – A 3

Building/Wing/Block/ Tower Number or Name Lagoon					
1	2	3	4	5	6
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure recomputed as per REG-1 (Column 3 x Column 5)
1	Excavation	2925000	2925000	100	2925000
2	Total Number of Basement and Plinth	20252310	20252310	100	20252310
3	Total Number of Podiums	6569962.5	6569962.5	100	6569962.5
4	Stilt Floor		0		0
5	Total Number of Slabs of Super Structure	121717200	121717200	100	121717200
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	69143022	69143022	100	69143022
7	Sanitary Fittings within the Flat/Premises,	26774776	10174414.88	38	10174414.88
8	Electrical Fitting within the Flat/Premises	31899826	12121933.88	38	12121933.88
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	19890063	15912050.4	80	15912050.4
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead	8156712	6770070.96	83	6770070.96
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common	17099850	14192875.5	83	14192875.5
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	3100000	62	3100000
	TOTAL	329428721.5			282878840.1



Table – A 4

Building/Wing/Block/ Tower Number or Name Cascade					
1	2	3	4	5	6
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure recomputed as per REG-1 (Column 3 x Column 5)
1	Excavation	2875000	2875000	100	2875000
2	Total Number of Basement and Plinth	15973846.25	15973846.25	100	15973846.25
3	Total Number of Podiums	5949375	5949375	100	5949375
4	Stilt Floor		0		
5	Total Number of Slabs of Super Structure	110536800	101693856	92	101693856
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	44893022	39505859.36	88	39505859.36
7	Sanitary Fittings within the Flat/Premises,	22399776	1343986.56	6	1343986.56
8	Electrical Fitting within the Flat/Premises	29177610	1750656.6	6	1750656.6
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16752877	10889370.05	65	10889370.05
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead	6740470	2493973.9	37	2493973.9
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common	15299850	3059970	20	3059970
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	0	0	0
	TOTAL	275598626.3			185535893.7



Table - A 5

Building/Wing/Block/ Tower Number or Name Fontane					
1	2	3	4	5	6
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure recomputed as per REG-1 (Column 3 x Column 5)
1	Excavation	2875000	2875000	100	2875000
2	Total Number of Basement and Plinth	15973846.25	15973846.25	100	15973846.25
3	Total Number of Podiums	5949375	5949375	100	5949375
4	Stilt Floor		0		
5	Total Number of Slabs of Super Structure	110536800	53057664	48	53057664
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	44893022	15712557.7	35	15712557.7
7	Sanitary Fittings within the Flat/Premises,	22399776	0	0	0
8	Electrical Fitting within the Flat/Premises	29177610	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16752877	4523276.79	27	4523276.79
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and	6740470	0	0	0
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas,	15299850	0	0	0
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	0	0	0
	TOTAL	275598626.3			98091719.74



Table - A 6

(in Rs Lac)

Building/Wing/Block/ Tower Number or Name Basement					
1	2	3	4	5	6
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure recomputed as per REG-1 (Column 3 x Column 5)
1	Excavation	64687500	64687500	100	64687500
2	Total Number of Basement and Plinth	89062500	89062500	100	89062500
3	Total Number of Podiums	0	0	0	0
4	Stilt Floor	0	0	0	0
5	Total Number of Slabs of Super Structure	71250000	71250000	100	71250000
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	21250000	17000000	80	17000000
7	Sanitary Fittings within the Flat/Premises,	12799872	639993.6	5	639993.6
8	Electrical Fitting within the Flat/Premises	16672920	833646	5	833646
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	3000000	2550000	85	2550000
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and	2345650	1524672.5	65	1524672.5
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas,	36050000	30642500	85	30642500
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	1250000	25	1250000
	TOTAL	322118442			279440812.1



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.	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	14347878	6456545	45	6456545	6456545	45
2	Water Supply/Drinking Water Facilities,	13650000	10920000	80	10920000	10920000	80
3	Sewerage (chamber, lines, Septic Tank STP)	8250000	7260000	88	7260000	7260000	88
4	Storm Water Drain	7555500	6648840	88	6648840	6648840	88
5	Landscaping & Tree Planting	5689003	3697852	65	3697852	3697852	65
6	Street Lighting	62075000	31037500	50	31037500	31037500	50
7	Community Buildings	116815500	116815500	100	116815500	116815500	100
8	Treatment & Disposal of Sewage and Sullage water/STP	12000000	9600000	80	9600000	9600000	80
9	Solid Waste Management & Disposal	2250000	900000	40	900000	900000	40
10	Water Conservation, Rainwater Harvesting	4791000	3832800	80	3832800	3832800	80
11	Energy Management/Use of Renewable Energy	15550000	0	0	0	0	0
12	Fire Protection and Fire Safety Requirement	17150000	15778000	92	15778000	15778000	92
13	Electrical Sub Station, Control Panel & Meter Room	79633100	51761515	65	51761515	51761515	65
14	Receiving Station	5000000	3750000	75	3750000	3750000	75
15	Plan of Development Works	32060401	20839261	65	20839261	20839261	65
16	Emergency Evacuation Services	14400000	9360000	65	9360000	9360000	65
17	Common Facilities in Basement	9682500	8036475	83	8036475	8036475	83
18	Others, Boundary, Main gate, Tower Railing, Doors, Etc	148952534	126609654	85	126609654	126609654	85
	TOTAL	569852416			433303941		

3. We estimate the Total Cost for completion of the project under reference as Rs. (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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31-12-2025 is Rs.18383 Lacs (Total of column no. 7 in Tables A1, A2....A6 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: Hitesh Kumar

Mobile No: 9582943937

Email ID me.hiteshkumar999@gmail.com