

Engineer Hitesh Kumar

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Annexure 2: Engineer Certificate

(Form-REG-2)

No.....

Date: 14.02.2026

Information as on 30.09.2025

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	10079899	45	10079899
8	Electrical Fitting within the Flat/Premises	29177610	13129925	45	13129925
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	20195802	88	20195802
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	3000000	60	3000000
	TOTAL	313421270			279966727

(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	10079899.2	45	10079899.2
8	Electrical Fitting within the Flat/Premises	29177610	13129924.5	45	13129924.5
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	5994148.5	90	5994148.5
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas,	15299850	13004872.5	85	13004872.5
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	3000000	60	3000000
	TOTAL	305771345.3			272442789



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	9371171.6	35	9371171.6
8	Electrical Fitting within the Flat/Premises	31899826	11164939.1	35	11164939.1
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	6525369.6	80	6525369.6
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common	17099850	13679880	80	13679880
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act	5000000	3000000	60	3000000
	TOTAL	329428721.5			280260905.2



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	99483120	90	99483120
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, AND Doors and Windows to each of the Flat/Premises	44893022	38159068.7	85	38159068.7
7	Sanitary Fittings within the Flat/Premises,	22399776	1119988.8	5	1119988.8
8	Electrical Fitting within the Flat/Premises	29177610	1458880.5	5	1458880.5
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			181462593.2



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	14365767.04	32	14365767.04
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			96744929.08



Table – A 6

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	15937500	75	15937500
7	Sanitary Fittings within the Flat/Premises,	12799872	0	0	0
8	Electrical Fitting within the Flat/Premises	16672920	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	3000000	2400000	80	2400000
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and	2345650	1407390	60	1407390
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			276637390



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	7012500	85	7012500	7012500	85
4	Storm Water Drain	7555500	6422175	85	6422175	6422175	85
5	Landscaping & Tree Planting	5689003	2275601	40	2275601	2275601	40
6	Street Lighting	62075000	29796000	48	29796000	29796000	48
7	Community Buildings	116815500	113311035	97	113311035	113311035	97
8	Treatment & Disposal of Sewage and Sullage water/STP	12000000	9000000	75	9000000	9000000	75
9	Solid Waste Management & Disposal	2250000	675000	30	675000	675000	30
10	Water Conservation, Rainwater Harvesting	4791000	3593250	75	3593250	3593250	75
11	Energy Management/Use of Renewable Energy	15550000	0	0	0	0	0
12	Fire Protection and Fire Safety Requirement	17150000	15435000	90	15435000	15435000	90
13	Electrical Sub Station, Control Panel & Meter Room	79633100	47779860	60	47779860	47779860	60
14	Receiving Station	5000000	3750000	75	3750000	3750000	75
15	Plan of Development Works	32060401	16030201	50	16030201	16030201	50
16	Emergency Evacuation Services	14400000	8640000	60	8640000	8640000	60
17	Common Facilities in Basement	9682500	7746000	80	7746000	7746000	80
18	Others, Boundary, Main gate, Tower Railing, Doors, Etc	148952534	111714401	75	111714401	111714401	75
	TOTAL	569852416			400557567		

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 30-09-2025 is Rs.17880 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

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