

JAM VISION TECH PRIVATE LIMITED

Regd. Office: 63, Third Floor, Poorvi Marg Vasant Vihar-1 New Delhi 110057

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FORM-REG - 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No: JVTPL/EC/2025/06

Date: 14-01-2026

Information as on: 31st December 2025**Subject: Certificate of Percentage of work done for the Project ACE 153 Registration No. [UPRERAPRJ423807] situated on the Khasra No/ Plot no A-107, Sector 153, Noida**I, Surendra Kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the ACE 153 Building(s)/ Five Block/ Tower (s) of the Project,**This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned**

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

- (i) M/s/Shri/Smt Kulmeet Shangari as L.S. / Architect ;
- (ii) M/s/Shri/Smt Pankish Goel as Structural Consultant
- (iii) M/s/Shri/Smt C.P.Vidya & Udayan Chaudhary as MEP Consultant
- (iv) M/s/Shri/Smt Surendra Kumar 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 Building(s) of the project. Our estimated cost calculations are

3. I, estimate the Total Cost for completion of the project under reference as **Rs. 26700.00 Lacs** (Total of column no. 3 in Table-A(i), Table-A(ii), Table-A(iii), Table-A(iv), Table-A(v), Table-A(vi), Table-B and Annexure-A) 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 **31-12-2025** is **Rs. 14550.19 Lacs** (Total of column no. 7 in Table-A(i), Table-A(ii), Table-A(iii), Table-A(iv), Table-A(v), Table-A(vi), Table-B And Annexure-A).

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 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(i), Table-A(ii), Table-A(iii), Table-A(iv), Table-A(v) & Table-A(vi).

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.

5.3) As on the date of this certificate, the Percentage of Admissible Cost Incurred for the Extra Items of Wors of the Real Estate Project is as per Annexure-A.

Table-A(i)

Building / Wing / Block / Tower Number or Name		TOWER-1					
1	2	3	4	5	6	7	8
S. No.		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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Excavation	204.65	206.65	100.00%	204.65	204.65	100.00%
2	Total Number of Basement / Plinth	1637.18	1640.36	100.00%	1637.18	1637.18	100.00%
3	Total Number of Podiums	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Stilt Floor	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	Total Number of Slabs of Super Structure	3888.31	3698.69	95.00%	3693.89	3693.89	95.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises	818.59	247.68	30.00%	245.58	245.58	30.00%
7	Sanitary Fittings within the Flat/Premises,	327.44	0.00	0.00%	0.00	0.00	0.00%

8	Electrical Fitting within the Flat/Premises	327.44	66.59	20.00%	65.49	65.49	20.00%
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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	163.72	17.64	10.00%	16.37	16.37	10.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	409.30	0.00	0.00%	0.00	0.00	0.00%
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.	388.83	118.12	30.00%	116.65	116.65	30.00%
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.	20.45	0.00	0.00%	0.00	0.00	0.00%
TOTAL		8185.91	5995.73	73.05%	5979.81	5979.81	73.05%

Table-A(ii)

Building / Wing / Block / Tower Number or Name		TOWER-2					
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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Excavation	180.19	181.36	100.00%	180.19	180.19	100.00%
2	Total Number of Basement / Plinth	1441.51	1445.65	100.00%	1441.51	1441.51	100.00%
3	Total Number of Podiums	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Stilt Floor	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	Total Number of Slabs of Super Structure	3423.60	3255.69	95.00%	3252.42	3252.42	95.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	720.76	183.65	25.00%	180.19	180.19	25.00%
7	Sanitary Fittings within the Flat/Premises,	288.30	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	288.30	59.36	20.00%	57.66	57.66	20.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	144.15	15.24	10.00%	14.42	14.42	10.00%

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	360.38	0.00	0.00%	0.00	0.00	0.00%
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.	342.36	0.00	0.00%	0.00	0.00	0.00%
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.	18.02	0.00	0.00%	0.00	0.00	0.00%
TOTAL		7207.57	5140.95	71.13%	5126.39	5126.39	71.13%

Table-A(iii)

Building / Wing / Block / Tower Number or Name		BLOCK-A					
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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Excavation	13.86	14.98	100.00%	13.86	13.86	100.00%
2	Total Number of Basement / Plinth	110.91	112.51	100.00%	110.91	110.91	100.00%
3	Total Number of Podiums	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Stilt Floor	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	Total Number of Slabs of Super Structure	263.42	67.72	25.00%	65.86	65.86	80.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	55.46	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	22.18	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	22.18	2.86	10.00%	2.22	2.22	10.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	11.09	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	27.73	0.00	0.00%	0.00	0.00	0.00%
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.	26.34	0.00	0.00%	0.00	0.00	0.00%

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.	1.39	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	554.56	198.07	34.78%	192.85	192.85	34.78%
Table-A(iv)							
Building / Wing / Block / Tower Number or Name		BLOCK-B					
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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Excavation	13.86	13.65	90.00%	12.47	12.47	90.00%
2	Total Number of Basement / Plinth	110.91	0.00	10.00%	11.09	0.00	0.00%
3	Total Number of Podiums	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Stilt Floor	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	Total Number of Slabs of Super Structure	263.42	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	55.46	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	22.18	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	22.18	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	11.09	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	27.73	0.00	0.00%	0.00	0.00	0.00%
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.	26.34	0.00	0.00%	0.00	0.00	0.00%
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.	1.39	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	554.56	13.65	4.25%	23.57	12.47	2.25%

Table-A(v)							
Building / Wing / Block / Tower Number or Name		BLOCK-C					
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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Excavation	20.65	14.52	65.00%	13.42	13.42	65.00%
2	Total Number of Basement / Plinth	165.18	51.26	30.00%	49.55	49.55	30.00%
3	Total Number of Podiums	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Stilt Floor	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	Total Number of Slabs of Super Structure	392.30	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	82.59	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	33.04	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	33.04	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16.52	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	41.30	0.00	0.00%	0.00	0.00	0.00%
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.	39.23	0.00	0.00%	0.00	0.00	0.00%
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.	2.05	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	825.90	65.78	7.62%	62.97	62.97	7.62%
Table-A(vi)							
Building / Wing / Block / Tower Number or Name		NON -TOWER BASEMENTS					
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)

		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Excavation	153.58	109.37	70.00%	107.51	107.51	70.00%
2	Total Number of Basement / Plinth	1919.69	1366.97	70.00%	1343.78	1343.78	70.00%
3	Total Number of Podiums	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Stilt Floor	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	Total Number of Slabs of Super Structure	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	307.15	78.24	25.00%	76.79	76.79	25.00%
7	Sanitary Fittings within the Flat/Premises,	122.86	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	122.86	32.17	25.00%	30.72	30.72	25.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	107.50	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
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.	307.15	0.00	0.00%	0.00	0.00	0.00%
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.	30.71	0.00	0.00%	0.00	0.00	0.00%
	TOTAL	3071.50	1586.75	50.75%	1558.80	1558.80	50.75%

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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Internal Roads & Footpaths	1250.00	126.10	10.00%	125.00	125.00	10.00%
2	Water Supply/Drinking Water Facilities	250.00	0.00	0.00%	0.00	0.00	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	350.00	107.25	30.00%	105.00	105.00	30.00%
4	Storm Water Drain	450.00	0.00	0.00%	0.00	0.00	0.00%
5	Landscaping & Tree Planting	350.00	0.00	0.00%	0.00	0.00	0.00%
6	Street Lighting	150.00	0.00	0.00%	0.00	0.00	0.00%
7	Community Buildings	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

8	Treatment & Disposal of Sewage and Sullage water /STP	150.00	106.35	70.00%	105.00	105.00	70.00%
9	Solid Waste Management & Disposal	25.00	0.00	0.00%	0.00	0.00	0.00%
10	Water Conservation, Rainwater Harvesting	200.00	0.00	0.00%	0.00	0.00	0.00%
11	Energy Management / Use of Renewable Energy	150.00	0.00	0.00%	0.00	0.00	0.00%
12	Fire Protection and Fire Safety Requirements	200.00	0.00	0.00%	0.00	0.00	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	700.00	0.00	0.00%	0.00	0.00	0.00%
14	Receiving Station	50.00	0.00	0.00%	0.00	0.00	0.00%
15	Plan of Development Works	50.00	0.00	0.00%	0.00	0.00	0.00%
16	Emergency Evacuation Services	50.00	0.00	0.00%	0.00	0.00	0.00%
17	Common Facilities in Basement	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18	Boundary Walls, Railings & Main Gates	350.00	177.36	50.00%	175.00	175.00	50.00%
19	Water Bodies and Water Features	150.00	0.00	0.00%	0.00	0.00	0.00%
20	U.G.T. & Water Treatment Plant	125.00	39.65	30.00%	37.50	37.50	30.00%
21	Others,-if any						
	TOTAL	5000.00	556.71	10.95%	547.50	547.50	10.95%

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

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)
		Rs. (In Lac)	Rs. (In Lac)		Rs. (In Lac)	Rs. (In Lac)	
1	Site Mobilization Expences (Machinery, Plants, Site Office & Others)	400.00	375.98	93.33%	373.30	373.30	93.33%
2	Earth Shoring work Expances	700.00	627.26	89.86%	625.00	625.00	89.29%
3	Soil Back Filling	200.00	61.58	30.00%	60.00	60.00	30.00%
	TOTAL	1300.00	1064.82	81.41%	1058.30	1058.30	81.41%

Yours Faithfully

Name of Engineer : SURENDRA KUMAR

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