

HIMANSHU JAIN
CONSULTING ENGINEERS
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Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date: 04/SEP/2025

Information as on 04/SEP/2025

Subject: Certificate of Amount Incurred for Construction and Development of the 05 No. of Towers , 06 Villas & 30 Plots/Block(s) of the Project PALM ROYALE with Project_Registration_ being applied, situated in situated on the Khasra No/ Plot no 104, 105, 106, 107, 108, 109 & 1/2 Demarcated by its boundaries (latitude and longitude of the end points) 27.179581, 78.364527 to the North 27.176912, 78.361374 to the South 27.17749, 78.36639 to the East 27.179084, 78.362606 to the West of village MOUJA MILIK KHAN JHANPUR & MOUJA DHOLPURA Tehsil FIROZABAD Competent/ Development authority FIROZABAD SHIKOHABAD DEVELOPMENT AUTHORITY (FSDA) District FIROZABAD PIN 283203 admeasuring 29508.70 sq.mts. area being developed by M R P L DEVELOPERS - UPRERAPRM375457

I/We Himanshu Jain have undertaken assignment as Project Engineer for certifying the amount Incurred for Construction and Development of the 05 No. of Towers , 06 Villas & 30 Plots/Block(s) of the Project PALM ROYALE with Project_Registration_ being applied, situated in situated on the Khasra No/ Plot no 104, 105, 106, 107, 108, 109 & 1/2 Demarcated by its boundaries (latitude and longitude of the end points) 27.179581, 78.364527 to the North 27.176912, 78.361374 to the South 27.17749, 78.36639 to the East 27.179084, 78.362606 to the West of village MOUJA MILIK KHAN JHANPUR & MOUJA DHOLPURA Tehsil FIROZABAD Competent/ Development authority FIROZABAD SHIKOHABAD DEVELOPMENT AUTHORITY (FSDA) District FIROZABAD PIN 283203 admeasuring 29508.70 sq.mts. area being developed by M R P L DEVELOPERS - UPRERAPRM375457

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

- (i) M/s/Shri/Smt Vinod Sharma as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Himanshu Jain as Structural Consultant
- (iii) M/s/Shri/Smt Somnath Behera as MEP Consultant
- (iv) M/s/Shri/Smt Ram Shankar as Site Supervisor

2. The project is still NEW. 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 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)

Table -A - CORAL 1

Table -A - CORAL 1							
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	1000000	1000000	100	10,00,000.00	1000000	100.00%
2	Total Number of Basement and Plinth	0	0	0	0	0	0.00%
3	Total Number of Podiums	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	1600000	40	16,00,000.00	1600000	40.00%
5	Total Number of Slabs of Super Structure-5	17500000	0	0	0	0	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	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	2000000	0	0	0	0	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.	14000000	0	0	0	0	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.	500000	0	0	0	0	0.00%
TOTAL		60000000				2600000	

(in Rs)

Table - CORAL 2

Table - CORAL 2							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8

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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	1000000	1000000	100	10,00,000.00	1000000	100.00%
2	Total Number of Basement and Plinth- NIL	0	0	0	0	0	0.00%
3	Total Number of Podiums- NIL	0	0	0	0	0	0.00%
4	Stilt Floor	4000000	0	23	9,00,000.00	0	22.50%
5	Total Number of Slabs of Super Structure- 5	17500000	0	0	0	0	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0.00%
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	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	2000000	0	0	0	0	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.	14000000	0	0	0	0	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.	500000	0	0	0	0	0.00%
TOTAL		60000000				1900000	

(in Rs)

Table -CORAL 3

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	1000000	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	4000000	0	0	0	0	0
5	Total Number of Slabs of Super Structure	17500000	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0
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.	14000000	0	0	0	0	0
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.	500000	0	0	0	0	0
TOTAL		60000000	0		0	0	

(in Rs)

Table - A CORAL 4

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	1000000	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	4000000	0	0	0	0	0

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5	Total Number of Slabs of Super Structure	17500000	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0
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.	14000000	0	0	0	0	0
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.	500000	0	0	0	0	0
TOTAL		60000000	0	0	0	0	0

(in Rs)

Table - A CORAL 5

Table - A CORAL 5							
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	1000000	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	4000000	0	0	0	0	0
5	Total Number of Slabs of Super Structure	17500000	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15000000	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	1000000	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	2500000	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2500000	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2000000	0	0	0	0	0
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.	14000000	0	0	0	0	0
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.	500000	0	0	0	0	0
TOTAL		60000000	0	0	0	0	(In Rs)

Table - A - Villa- 6 No's

Table - A - Villa- 6 No's							
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	500000	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	9000000	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	8000000	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	700000	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	1000000	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	500000	0	0	0	0	0

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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2500000	0	0	0	0	0
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.	700000	0	0	0	0	0
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.	1000000	0	0	0	0	0
TOTAL		24000000					0

(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 - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

(in Rs)

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	5000000	1250000	25	1250000	1250000	25.00%
2	Water Supply/Drinking Water Facilities	4000000	480000	12	480000	480000	12.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	3500000	525000	15	525000	525000	15.00%
4	Storm Water Drain	3000000	1200000	40	1200000	1200000	40.00%
5	Landscaping & Tree Planting	1200000	420000	35	420000	420000	35.00%
6	Street Lighting	2500000	875000	35	875000	875000	35.00%
7	Community Buildings	4000000	0	0	0	0	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	2200000	0	0	0	0	0.00%
9	Solid Waste Management & Disposal	300000	0	0	0	0	0.00%
10	Water Conservation, Rainwater Harvesting	400000	0	0	0	0	0.00%
11	Energy Management/Use of Renewable Energy	500000	50000	10	50000	50000	10.00%
12	Fire Protection and Fire Safety Requirements	800000	0	0	0	0	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	1800000	0	0	0	0	0.00%
14	Receiving Station	0	0	0	0	0	0.00%
15	Plan of Development Works	5000000	0	0	0	0	0.00%
16	Emergency Evacuation Services	600000	0	0	0	0	0.00%
17	Common Facilities in Basement	0	0	0	0	0	0.00%
18	Others, if any - Miscellaneous	200000	0	0	0	0	0.00%
TOTAL		35000000			4800000	4800000	

3. We estimate the Total Cost for completion of the project under reference as Rs. 35,90,00,000.00 (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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 04/SEP/2025 is Rs. 93,00,000.00 (Total of column no. 7 in Tables A1, A2.... 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: M. HIMANSHU JAIN

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