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ARCHNA RAJ PLANNERS & CONSULTANTS

Architecture | Interior | Urban Designer | Landscape

Ar. Vinayak Gupta

B.Arch, M.Arch (Cardiff University-U.K.)

Annexure 2: Engineer Certificate (Form-REG-2)

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)

PEARL RESIDENCY

Date: 15-01-2026

Information as on 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Pearl Residency (No. of plots 21) of the Project [UPRERA Registration Number .UPRERAPRJ478529 situated on the Khasra No 288/3MI,309/1MI, 310MI, 311MI,312,315/1,480/1,481/1 demarcated by its boundaries (latitude 28.880248 and longitude 78.756063 of the end-points) situated at VILL-HARTHALA AHATMALI TEHSIL & DISTT.-MORADABAD, Under Moradabad Development Authority, District Moradabad, PIN244001 , admeasuring 15,253.28 sq. meter area, being developed by JUPITER LAMINATORS PRIVATE LIMITED and Promoter Id UPRERAPRM245276, Designated A/C 923020036862036, Bank Name AXIS BANK

I, Azhar, undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Pearl Residency, UPRERA Registration Number UPRERAPRJ478529 situated on the Khasra No 288/3MI,309/1MI, 310MI, 311MI,312,315/1,480/1,481/1 demarcated by its boundaries (latitude 28.880248 and longitude 78.756063 of the end-points) situated at VILL-HARTHALA AHATMALI TEHSIL & DISTT.-MORADABAD, Under Moradabad Development Authority, District Moradabad, PIN244001 , admeasuring 15,253.28 sq. meter area, being developed by JUPITER LAMINATORS PRIVATE LIMITED and Promoter Id UPRERAPRM245276 , Designated A/C 923020036862036, Bank Name AXIS BANK, Moradabad.

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

1. Mr. AR. VINAYAK GUPTA as Architect.
2. Mr. ER. AZHAR as Structural Consultant
3. Mr. RAJESH KUMAR as MEP Consultant
4. Mr. SHADAB as Site Supervisor

i. 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

Add. Pandit Shankar Dutt Sharma Marg, Opp. Civil Lines Police Station, Moradabad (U.P.)

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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, labor 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. lakh)							
Table A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.N 0	Task/ Activity	Total Estimated Cost	Am oun t inc urr ed till now	% wor k don e as per late st RE G -1	Expenditu re computed asper REG-t (Column3 x Column 5)	Admissib le expendit ure (Lower of Column4 and Column 6)	Value of Work done in Percentag e asper Admissibl e expendit ure (Column
		NA	NA	NA	NA	NA	No.7 /Column No.3)
1	Excavation	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
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	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premis es.	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premis es	NA	NA	NA	NA	NA	NA

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFPNOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA

	TOTAL	NA	NA	NA	NA	NA	NA
(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A.2)							
(In Rs. lac)							
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.N 0	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% 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. '1')
1	Internal Roads & Footpaths	26.55	23.62	89%	26.55	23.62	89%
2	Water Supply/Drinking Water Facilities	2.37	2.18	92%	2.37	2.18	92%
3	Sewerage (chamber, lines, Septic Tank, STP)	28.13	26.44	94%	28.13	26.44	94%
4	Storm Water Drain	14.45	13.58	94%	14.45	13.58	94%
5	Landscaping & Tree Planting	1.00	0.9	90%	1.00	0.9	90%
6	Street Lighting	2.75	2.53	92%	2.75	2.53	92%
7	Community Buildings	NA	-	NA	NA	-	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	10.52	9.88	94%	10.52	9.88	94%
9	Solid Waste Management & Disposal	6.85	6.50	95%	6.85	6.50	95%
10	Water Conservation, Rainwater Harvesting	2.5	2.25	90%	2.5	2.25	90%
11	Energy Management/ Use of Renewable Energy	NA	NA	NA	NA	NA	NA

12	Fire Protection and Fire Safety	-	NA	NA	-	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	21.38	19.88	93%	21.38	19.88	93%
14	Receiving Station	NA	-	NA	NA	-	NA
15	Plan of Development Works	NA	-	NA	NA	-	NA
16	Emergency Evacuation Services	NA		NA	NA		NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please Specify contingencies)	8.54	6.02	70.5 %	8.54	6.02	70.5%
	TOTAL	Rs. 125.04	Rs. 113.78	91%			

3. We estimate the Total Cost for completion of the project under reference as **Rs. 1.25cr. approx** (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 DATE 31-12-2025 is Rs. 113.78 (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 (IN BLOCK LETTERS) of Engineer

Mobile No.

Email ID

Ayubin
Er. Azhar Uddin (M.Tech. Structure)
A.K. Mega Structure & Consultant
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