



SHIVAM ENGINEERS & ASSOCIATES

Structural Consultant & Chartered Engineer

Er. Rajib Saxena B.E. (Civil)
F.I.V., M.C.E., M.I.S.E.
F.C.E.T., M.I.E. (INDIA)
9412604379
Add.: Surajmukhi Complex
Near B.O.B., Madhinath
Bareilly-243001 (U.P.)
rajivsaxena022@gmail.com

APPROVED VALUER, CERTIFIED STRUCTURAL ENGINEER, SURVEYOR

Ref. No. SEA/RERA/012/2C

DATE 31/03/2026

ENGINEER'S CERTIFICATE (OnLetterHead) Form-REG-2

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

No.-UV11

Date: 31/03/2026

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project URBAN VILLAS <UPRERAPRJ386974> situate in Village/Sector Mohanpur urf Ramnagar Tehsil BAREILLY Competent/Development Authority BAREILLY DEVELOPMENT AUTHORITY District BAREILLY PIN 243006 admeasuring 4190.00sq.mts. area being developed by AADHAR INFRABUILD.

I/We RAJIB SAXENA have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project URBAN VILLAS <UPRERAPRJ386974>, situate on the Khasra No/Plot no 63 (PART) of village Mohanpur urf Ramnagar Tehsil BAREILLY Competent/Development Authority BAREILLY DEVELOPMENT AUTHORITY District BAREILLY PIN 243006 admeasuring 4190.00sq.mts area being developed by AADHAR INFRABUILD.

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

- M/s/Shri/Smt MOHIT SINGH as Licensed Surveyor/Architect
- M/s/Shri/Smt RAJIB SAXENA as Structural Consultant
- M/s/Shri/Smt ASHISH KUMAR as MEP Consultant
- M/s/Shri/Smt AFZAL QURESHI 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 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/Lac)

Table-A							
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 3x 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	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 with in Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings with in the Flat/Premises,	NA	NA	NA	NA	NA	NA
8	Electrical Fitting with in the Flat/Premises	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 water proofing of the Building/Wing/Block/Tower, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA

Er. RAJIB SAXENA
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Member Regd. No. ISE (India) LM-167
IE (India) M-1570964
Mobile 9412604379

12	Compliance to conditions of environmental/FireNOC, 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, A2.....)

Table-B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project (in Rs/Lac)							
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	2840112.45	1988078.72	70%	1988078.72	1988078.72	70%
2	Water Supply/Drinking Water Facilities	500000.00	500000.00	100%	500000.00	500000.00	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	500000.00	450000.00	90%	450000.00	450000.00	90%
4	Storm Water Drain	1440387.88	1296349.09	90%	1296349.09	1296349.09	90%
5	Landscaping & Tree Planting	762954.42	762954.42	100%	762954.42	762954.42	100%
6	Street Lighting	250000.00	250000.00	100%	250000.00	250000.00	100%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water/STP	500000.00	475000.00	95%	475000.00	475000.00	95%
9	Solid Waste Management & Disposal	50000.00	0	0%	0	0	0%
10	Water Conservation, Rainwater Harvesting	500000.00	500000.00	100%	500000.00	500000.00	100%
11	Energy Management/ Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	1000000.00	1000000.00	100%	1000000.00	1000000.00	100%
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (MAIN GATE, BOUNDARY WALL, STORE FOR MATERIAL & DEMARCATION OF PLOTS)	2098051.88	2098051.88	100%	2098051.88	2098051.88	100%
TOTAL		10441506.63	9320434.11	89.26%	9320434.11	9320434.11	89.26%

3. We estimate the Total Cost for completion of the project under reference as Rs. 10441506.63 (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 31/03/2026 is Rs. 9320434.11 (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.

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No.- 9412604379
Email ID- rajivsaxena022@gmail.com

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