



SHIVAM ENGINEERS & ASSOCIATES

Structural Consultant & Chartered Engineer

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APPROVED VALUER, CERTIFIED STRUCTURAL ENGINEER, SURVEYOR

Ref. No. SEP/3006/P.V/009/26

ENGINEERING CERTIFICATE (On Letter Head)

Form REG-3

DATE 12/01/2026

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No. 0736

Date 12/01/2026

Information as on

Subject: Certificate of Amount Incurred for Construction and Development of the Project URBAN VILLAS <UPPERAPROBEDIA> situate in Village / Sector Mahanagar of Ramnagar Tehsil BAREILLY Competent / Development Authority BAREILLY DEVELOPMENT AUTHORITY District BAREILLY PIN 243006 admeasuring 4190 sq.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 <UPPERAPROBEDIA>, situate on the Khairi No/ Plot no 83 (PART) of village Mahanagar of Ramnagar Tehsil BAREILLY Competent / Development Authority BAREILLY DEVELOPMENT AUTHORITY District BAREILLY PIN 243006 admeasuring 4190.00 sq.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 AJAZUL 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 Lacs)

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 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	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Floors	NA	NA	NA	NA	NA	NA
4	Slab 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 Fixings within the Flat/Premises,	NA	NA	NA	NA	NA	NA
8	Electrical Fixing within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevators, completion of terrace with waterproofing 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, Fixings and Equipment as per CFP NCC, Electrical Fixings to Common Areas, Electrical and Mechanical Equipment etc.	NA	NA	NA	NA	NA	NA
12	Compliance to conditions of environmental/Fire NCC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2014, water pumps, Fire Fighting Fixings and Equipment as per CFP NCC, Electrical fixings 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

Er. RAJIB SAXENA
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(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 in Internal and external development works (common facilities) in respect of the entire proposed project							
(in Rs. Lakhs)							
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REC-4	Expenditure completed as per REC-4 (Column 5 + Column 6)	Admissible expenditure (Lower of Column 5 and Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 6)
1	Internal Road & Footpaths	2840112.45	1988078.72	70%	1988078.72	1988078.72	70%
2	Water Supply, Drinking Water Facilities	500000.00	400000.00	70%	400000.00	400000.00	70%
3	Sewerage (Sanitary Sewer, Septic Tank, STP)	500000.00	400000.00	80%	400000.00	400000.00	80%
4	Storm Water Drain	1440187.88	1111100.00	80%	1111100.00	1111100.00	80%
5	Landscaping & Tree Planting	762854.42	762854.42	100%	762854.42	762854.42	100%
6	Street Lighting	150000.00	150000.00	100%	150000.00	150000.00	100%
7	Automobile Roadways	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sludge	500000.00	415000.00	83%	415000.00	415000.00	83%
9	Solid Waste Management & Disposal	500000.00	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	900000.00	90%	900000.00	0	0%
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Economic Incentive Scheme	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 MATERIALS, DEMARCATION OF PLOTS)	2098051.88	2098051.88	100%	2098051.88	2098051.88	100%
	TOTAL	10441506.63	8826395.32	84.53%	8826395.32	8826395.32	84.53%

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 30/11/2025 is Rs. 8826395.32 (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-ALAZ....

(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. _____
 Email ID: _____


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