FORM-REG-2

RAJIV JAIN

B.E. (CIVIL), F.I.E.

Address: -

623,Gaur Saundrayam,
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No...............

Date: 03.01.2026

Information as on 31.12.2025

Subject: Certificate of Percentage of Completion of the Project "CITY GRACE" Building/Block/Tower-"mn" of the Project **UPRERA Registration Number "UPRERAPRJ787285"** situated on the Plot No. GH-06, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries (Latitude 28°38'40.44"N & 28°38'41.64"N and Longitude 77°29'21.90"E & 77°29'14.78"E of the end points) 24 M wide road to the North, others property to the South, 45 M wide Road to the East and village SHAHPUR BAMHETA to the West. Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 7352.08 sq.mts. area being developed by M/s AGARWAL ASSOCIATES (PROMOTERS) LIMITED.

I, Rajiv Jain have undertaken assignment as Licensed Surveyor of certifying Estimate of the Project "CITY GRACE" Building/Block/Tower- "mn"of the Project situated on the Plot No. GH-06, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh admeasuring 7352.08 sq.mts. area being developed by M/s AGARWAL ASSOCIATES (PROMOTERS) LIMITED.

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

(i) Mr. Uday Pande as Architect for Nivedita and Uday Pande Consultants (NUPC)
(ii) Mr. V.D. Sharma as structural Consultant for Optimum Design Pvt. Ltd.
(iii) Mr. Tanveer Hussain as MEP Consultant for Nivedita and Uday Pande Consultants.
(iv) Mr. Meer Alam 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 Towers 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:

Table A

Tower Number :Mn

1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3x Column5)	Admissible Expenditure (Lower of Column 4x Column6)	Value of work done in Percentage as per Admissible expenditure (Column No.7/ Column No.3)
1	Excavation	49,20,600.00	49,20,600.00	100%	49,20,600.00	49,20,600.00	100%
2	Total number of Basement(s) and Plinth	6,64,28,100.00	6,64,28,100.00	100%	6,64,28,100.00	6,64,28,100.00	100%
3	Total number of Podiums	-			-	-	
4	Stilt Floor	1,27,61,185.73	1,21,23,126.45	100%	1,27,61,185.73	1,21,23,126.45	95%
5	Total number of Slabs of Super Structure	21,82,16,276.02	19,43,92,000.07	100%	21,82,16,276.02	19,43,92,000.07	89%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	17,28,60,157.05	24,99,77,651.00	100%	17,28,60,157.05	17,28,60,157.05	100%
7	Sanitary Fittings within the Flat/Premises,	3,23,73,084.77	1,80,31,629.00	60%	1,94,23,850.86	1,80,31,629.00	56%
8	Electrical Fittings within the Flat/Premises,	4,53,02,085.17	4,57,11,950.00	95%	4,30,36,980.91	4,30,36,980.91	95%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	2,42,46,252.89	2,57,49,521.00	100%	2,42,46,252.89	2,42,46,252.89	100%
10	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower, overhead and underground water tanks	3,72,78,100.27	4,89,33,987.00	100%	3,72,78,100.27	3,72,78,100.27	100%

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FIE (F-125206-9)
Chartered Engineer

1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3x Column5)	Admissible Expenditure (Lower of Column 4x Column6)	Value of work done in Percentage as per Admissible expenditure (Column No.7/ Column No.3)
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment etc.	2,90,87,000.00	3,61,79,525.00	100%	2,90,87,000.00	2,90,87,000.00	100%
12	Compliance to conditions of environment/Fire NOC,Electric safety certificate, Installation of lifts as per provision of lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to common areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/ Completion Certificate.	2,37,64,251.61	-	100%	2,37,64,251.61	-	0%
	Total A	**66,72,37,093.52**	**70,24,48,089.51**	-	**65,20,22,755.35**	**60,24,03,946.64**	

Table B

Cost Incurred on Internal & External Development Works (Common facilities) in Respect of the Entire Registered Phase

1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3x Column5)	Admissible Expenditure (Lower of Column 4x Column6)	Value of work done in Percentage as per Admissible expenditure (Column No.7/ Column No.3)
1	Internal Roads & Foothpaths	1,01,48,000.00	82,79,811.00	100%	**1,01,48,000.00**	82,79,811.00	82%
2	Water Supply/Drinking Water Facilities	18,88,000.00	4,30,867.56	100%	**18,88,000.00**	4,30,867.56	23%
3	Sewarage (chamber, lines, Septic Tank, STP)	21,24,000.00	13,45,270.00	100%	**21,24,000.00**	13,45,270.00	63%
4	Storm Water Drains	18,88,000.00	18,88,000.00	100%	**18,88,000.00**	18,88,000.00	100%
5	Landscaping & Tree Planting	4,72,000.00	1,72,808.00	100%	**4,72,000.00**	1,72,808.00	37%
6	Street Lighting	8,26,000.00	-	0%	-	-	0%
7	Community Buildings		-	0%	-	-	
8	Treatment and disposal of sewage and sullage water/ STP		-	0%	-	-	
9	Solid Waste management & Disposal		-	0%	-	-	
10	Water conservation, Rain water harvesting	11,80,000.00	-	100%	**11,80,000.00**	-	0%
11	Energy management/Use of Renewable Energy		-	0%	-	-	
12	Fire protection and fire safety requirements	16,52,000.00	16,52,000.00	100%	**16,52,000.00**	16,52,000.00	100%
13	Electrical sub station,control Panel & Meter room	-	-	0%	-	-	
14	Receiving station	-	-	0%	-	-	
15	Plan of Development work	41,61,666.48	18,19,482.27	100%	**41,61,666.48**	18,19,482.27	44%
16	Emergency Evacuation Services		-	0%	-	-	
17	Common Facilities in Basement		-	0%	-	-	
18	Other (Option to Add more)	-	-	0%			

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	Total B	**2,43,39,666.48**	**1,55,88,238.83**		**2,35,13,666.48**	**1,55,88,238.83**	
	A+B	**69,15,76,760.00**	**71,80,36,328.34**		**67,55,36,421.83**	**61,79,92,185.47**	

3. We estimate the Total Cost for completion of the project under reference as Rs.69,15,76,760/-(Total of column no. 3 in Tables A 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 occupation 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 31.12.2025 Is Rs. 71,80,36,328/- (Total of column no.4 in Table A and Table B) and Rs.61,79,92,185/-(Total of column no.4 in Table A and Table B)

5.Based on Site Inspection and estimated cost calculation , with respect to each of the Plots/ 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 building/Wing/Blocks/ Towers of the Real Estate Project is as per Table-A

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

(RAJIV JAIN)
Signature & Name (IN BLOCK LETTERS) OF Engineer
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