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ARCHNA RAJ PLANNERS & CONSULTANTS

Architecture | Interior | Urban Designer | Landscape

GSTIN- 09ABLFA7666E1Z3

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)

ANANDAM HIGHSTREET

Date:15-10-2025

Information as on _____

Certificate of Percentage of Completion of Development Work of 116 Plots situated on the Khasra No 287MI,288/2,288/2MI,288/3,288/3MI,289MI AND VILL- KHASRA NO- 1131 TRILOKPUR

Demarcated by its boundary's latitude 28°52'45.7"N and longitude 78°45'44.6"E of Village- HARTHALA AHATMALI

TEHSIL & DISTT. -MORADABAD Under Moradabad Development Authority, District Moradabad, PIN244001 admeasuring 51728.80 sqmts. area being developed by MS SEDENTARY BUILDCON LLP, SMT.VEENA DUDEJA, AYAAN FARMS PVT LTD

I, Vinayak Gupta have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the development situated on the Khasra No. 287MI,288/2,288/2MI,288/3,288/3MI,289MI AND VILL- KHASRA NO- 1131 of Village- HARTHALA AHATMALI TEHSIL, Moradabad, Under Moradabad Development Authority, District Moradabad, PIN-244001, admeasuring 51728.80 sq. meter area, being developed by MS SEDENTARY BUILDCON LLP, SMT.VEENA DUDEJA, AYAAN FARMS PVT LTD

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

1. 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 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

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

Con. 0591-2974440, 9359438900



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(In Rs. lakh)							
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 6 / Column 3)
		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/Premises.	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and	NA	NA	NA	NA	NA	NA

	Lifts						
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	103.77	100%	NA	NA	NA	NA
2	Water Supply/Drinking Water Facilities	123.96	100%	NA	NA	NA	NA
3	Sewerage (chamber, lines, Septic Tank, STP)	30.84	100%	NA	NA	NA	NA
4	Storm Water Drain	37.05	100%	NA	NA	NA	NA
5	Landscaping & Tree Planting	7.35	100%	NA	NA	NA	NA
6	Street Lighting	8.0	100%	NA	NA	NA	NA
7	Community Buildings	NA	-	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	35.0	100%	NA	NA	NA	NA
9	Solid Waste Management & Disposal	30.0	100%	NA	NA	NA	NA
10	Water Conservation, Rainwater Harvesting	5.0	100%	NA	NA	NA	NA
11	Energy Management/ Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety	-	NA	NA	NA	NA	NA

13	Electrical Sub Station, Control Panel & Meter Room	26.9	100%	NA	NA	NA	NA
14	Receiving Station	NA	-	NA	NA	NA	NA
15	Plan of Development Works	NA	-	NA	NA	NA	NA
16	Emergency Evacuation Services	NA		NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please Specify contingencies)	28.13	100%	NA	NA	NA	NA
	TOTAL	Rs. 436.00					

3. We estimate the Total Cost for completion of the project under reference as **Rs. 4.36 cr. 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___ is Rs. _____ (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..... **Er. Azhar (9015150880)**

Email ID **A.K. Mega Structure & Consult.**

..... **I-83, Alfa II, Greater Noida**

Azhar

