

Er. Mayank Gupta

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FORM-REG-2
ENGINEER'S CERTIFICATE

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

Ref. No. 0003

Date: 14.01.2026

Information as on: 31.12.2025

Subject : Certificate of Amount Incurred for Construction and Development of the Project Dwarika Balaji LIG/EWS [UPRERA Registration Number UPRERAPRJ170765/03/2025, situated on the Khasra Nos. 8(Part), 9 (Part) & 42 (Part) of Village Shernagar Dwarika City, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar , PIN 251001, admeasuring 10475.33 sq. meter area, being developed by M/s Dwarika Balaji Promoter ID: UPRERAPRM13063.

I, Er. Mayank Gupta have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Dwarika Balaji LIG/EWS [UPRERA Registration Number UPRERAPRJ170765/03/2025, situated on the Khasra Nos. 8(Part), 9 (Part) & 42 (Part) of Village Shernagar Dwarika City, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar , PIN 251001, admeasuring 10475.33 sq. meter area, being developed by M/s Dwarika Balaji, Promoter ID: UPRERAPRM13063.

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

- (i) M/s/Shri/Smt. Rishi Sahani, as Architect
- (ii) M/s/Shri/Smt. Mayank Gupta, as Structural Consultant
- (iii) M/s/Shri/Smt. Gayan Prakash Mahtur, as MEP Consultant
- (iv) M/s/Shri/Smt. Arun Kumar, 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/ 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, 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

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 & Column 6)	Value of work done in Percentage as per admissible expenditure (Column No. 7/ Column No.3)
1	Excavation	-	-	-	-	-	-
2	Total number of Basement	-	-	-	-	-	-
3	Plinth/ Ground Floor	-	-	-	-	-	-
4	Total number of Podiums	-	-	-	-	-	-
5	Total number of Slabs of Super Structure	-	-	-	-	-	-
6	Internal walls, Internal Plaster, Flooring within	-	-	-	-	-	-
7	Sanitary Fittings within the Flat/Premises	-	-	-	-	-	-
8	Electrical Fittings within the Flat/premises	-	-	-	-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level	-	-	-	-	-	-
10	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	-	-	-	-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, etc.	-	-	-	-	-	-
12	Compliance to conditions of environmental/Fire NOC, Electric Safety certificate, Installations of Lifts as per provision 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	-	-	-	-	-	-
13	Construction of Flats	25,67,08,050.00	25,64,38,064.28	99.89%	25,64,38,064.28	25,64,38,064.28	99.89%
	TOTAL	25,67,08,050.00	25,64,38,064.28	99.89%	25,64,38,064.28	25,64,38,064.28	99.89%

TABLE B

Cost incurred on Internal & External Development works (common facilities) in respect of the entire registered Project

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 & Column 6)	Value of work done in Percentage as per admissible expenditure (Column No. 7/ Column No.3)
1	Internal Roads and Footpaths	40,56,000.00	40,56,000.00	100.00%	40,56,000.00	40,56,000.00	100.00%
2	Water Supply/ Drinking Water Facilities	7,11,900.00	7,11,900.00	100.00%	7,11,900.00	7,11,900.00	100.00%
3	Sewerage (Chamber, lines, Septic Tank, STP)	6,37,000.00	6,37,000.00	100.00%	6,37,000.00	6,37,000.00	100.00%
4	Storm Drain Water	14,96,500.00	14,96,500.00	100.00%	14,96,500.00	14,96,500.00	100.00%
5	Landscaping and Tree Planting	4,32,300.00	4,32,300.00	100.00%	4,32,300.00	4,32,300.00	100.00%
6	Street Lighting	21,02,400.00	21,02,400.00	100.00%	21,02,400.00	21,02,400.00	100.00%
7	Community Buildings	-	-	-	-	-	-
8	Treatment and Disposal of Sewage and Sullage Water/STP	-	-	-	-	-	-
9	Solid Waste Management and Disposal	-	-	-	-	-	-
10	Water Conservation, Rainwater Harvesting	13,50,000.00	13,50,000.00	100.00%	13,50,000.00	13,50,000.00	100.00%
11	Energy Management/ Use of Renewable Energy	-	-	-	-	-	-
12	Fire protection and Fire Safety Requirements	-	-	-	-	-	-
13	Electrical Sub Station, Control Panel, and Meter Room	-	-	-	-	-	-
14	Receiving Station	-	-	-	-	-	-
15	Plan of Development works	13,25,100.00	13,25,100.00	100.00%	13,25,100.00	13,25,100.00	100.00%
16	Emergency Evacuation Services	-	-	-	-	-	-
17	Common facilities in Basement	-	-	-	-	-	-
18	Others, if any (please specify)	58,88,800.00	51,11,445.86	86.80%	51,11,445.86	51,11,445.86	86.80%
	TOTAL	1,80,00,000.00	1,72,22,645.86	-	1,72,22,645.86	1,72,22,645.86	-

3. We estimate the Total Cost for completion of the project under reference as **Rs. 2747.08 Lakhs** (Total of Column no. 3 in Tables A and 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 previously mentioned project is being developed

4. The admissible expenditure till 31.12.2025 is Rs. 2736.61 Lakh (total of Column no. 7 in Tables A and B)

5. Based on Site inspection and estimated cost calculation, with respect to each of the Building/Wing/Block/Tower and allied works for the aforesaid real estate Project, I certify as follows-

5.1) As on the date of this certificate, the percentage of Admissible Cost incurred for each of the Buildings/Wing/Block/Tower of the said 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 Table-B

Your's Faithfully



Signature of Engineer

Name : Er. Mayank Gupta

Address : 218/1, Patel Nagar, New Mandi,
Muzaffarnagar -251 001 (UP)

Aadhar No. 476669557870

PAN No. : BKKPG9025J