

# Atul Saxena

Chartered Engineer,  
MIE, M - 1714966  
B. Tech (Civil), NIT(W)  
C-16D, Rajat Vihar,  
Sector-62, Noida

FORM-REG -II

## 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)

No. EWS PMAY/01/09

Date: 7/10/24

Information as on 15/09/24

**Subject:** Certificate of Amount incurred for Construction and Development of the Project, Phase -1 of the Multi Storied Residential Complex Project "EWS, GOKULDHAM under PMAY" (UPRERA Registration Number – Applied for) situate in Village Magarwara, on the Khasra no/Plot no 1503, 1504, 1506, 1507, Tehsil Unnao Competent/Development Authority Kanpur Development Authority District Unnao Pin 209862 admeasuring 16710 sq. mts. area being developed by M/s. Treadstone Limited, Promoter ID UPRERAPRM283711

I, Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Phase -1 of the Multi Storied Residential Complex Project "EWS, GOKULDHAM under PMAY"(Promoter ID - UPRERAPRM283711) situate on the Khasra No/Plot no 1503, 1504, 1506, 1507Village Magarwara, Tehsil Unnao Competent/Development Authority Kanpur Development Authority District Unnao Pin 209862 admeasuring 16710 Sq. Mts. area being developed by M/s. Treadstone Limited.

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

- (i) Mr. Atanu Chakraborty as Architect
- (ii) Mr. Pankaj Shrivastava as Structural Consultant
- (iii) Mr. Raju Gopal Bhattacharyya and Mrs. Chandrima Banerjee as MEP Consultant
- (iv) Mr. Jhantu Das as Site Supervisor

2. The project still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted development/ Building(s)/Wings/5 Blocks/ 5 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.

( In Rs. Lakhs )							
Table –A1							
Building/Wing/Block/Tower no or Name		Tower A( G + 13)					
1	2	3	4	5	6	7	8

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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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	2	2	100	2	2	100%
2	Total Number of Basement and Plinth	125	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure.	318	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	72	0	0	0	0	0
7	Sanitary fittings within the Flat Premises	36	0	0	0	0	0
8	Electrical Fitting within the Flat Premises	20	0	0	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	35	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	14	0	0	0	0	0
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.	35	0	0	0	0	0

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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.	4.0	0	0	0	0	0
<b>TOTAL</b>		<b>661</b>	<b>2</b>	<b>0.3%</b>	<b>2</b>	<b>2</b>	<b>0.3%</b>

( In Rs. Lakhs )							
Table –A2							
Building/Wing/Block/Tower no or Name		Tower B( G + 14)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	5	3	50	3	3	50%
2	Total Number of Basement and Plinth	281	50	17.79	50	50	17.79
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure.	790	40	5	5	5	5%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	228	4	2	2	2	2%

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7	Sanitary fittings within the Flat Premises	87	0	0	0	0	0
8	Electrical Fitting within the Flat Premises	51	0	0	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	87	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	31	0	0	0	0	0
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.	70	0	0	0	0	0
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.	8.0	0	0	0	0	0
<b>TOTAL</b>		<b>1638</b>	<b>96.56</b>	<b>5.8%</b>	<b>96.56</b>	<b>96.56</b>	<b>5.8%</b>

( In Rs. Lakhs )

Table –A3

Building/Wing/Block/Tower no or Name		Tower C( G + 14)					
1	2	3	4	5	6	7	8

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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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	2.5	2.5	100	2.5	2.5	100%
2	Total Number of Basement and Plinth	140	140	100	140	140	100%
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure.	395	32	8	32	32	8%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	114	0	0	0	0	0
7	Sanitary fittings within the Flat Premises	43	0	0	0	0	0
8	Electrical Fitting within the Flat Premises	25	0	0	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	43	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	15	0	0	0	0	0
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.	35	0	0	0	0	0
12	Compliance to conditions of environmental/Fire NOC,	4.0	0	0	0	0	0

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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.							
<b>TOTAL</b>	<b>816</b>	<b>162.25</b>	<b>19.87</b> %	<b>174.5</b>	<b>162.5</b>	<b>19.87%</b>	

( In Rs. Lakhs )							
Table –A4							
Building/Wing/Block/Tower no or Name		Tower D( G + 14)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	2.5	2.5	100	2.5	2.5	100%
2	Total Number of Basement and Plinth	140	140	100	140	140	100%
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure.	395	11.85	3%	11.85	11.85	3%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	114	0	0	0	0	0
7	Sanitary fittings within the Flat Premises	43	0	0	0	0	0

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8	Electrical Fitting within the Flat Premises	25	0	0	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	43	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	15	0	0	0	0	0
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.	35	0	0	0	0	0
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.	4.0	0	0	0	0	0
<b>TOTAL</b>		<b>817</b>	<b>154.35</b>	<b>18.9%</b>	<b>154.35</b>	<b>154.35</b>	<b>18.90%</b>

( In Rs. Lakhs )

**Table –A5**

Building/Wing/Block/Tower no or Name		Tower E( G + 14)					
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	Expenditure computed as per REG-1(Column3 x Column5)	Admissible Expenditure (Lower of Column	Value of Work done in Percentage as per Admissible expenditure

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				REG--1		4and Column 6)	(Column 7/Column 3
1	Excavation	2	2	100	2	2	100%
2	Total Number of Basement and Plinth	125	12.5	10	12.5	12.5	10%
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure.	343	10.29	3	10.29	10.29	3%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	78	0	0	0	0	0
7	Sanitary fittings within the Flat Premises	37	0	0	0	0	0
8	Electrical Fitting within the Flat Premises	21	0	0	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	38	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	14	0	0	0	0	0
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.	35	0	0	0	0	0
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	4.0	0	0	0	0	0

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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.							
<b>TOTAL</b>	<b>697</b>	<b>24.79</b>	<b>3.5%</b>	<b>24.79</b>	<b>24.79</b>	<b>3.5%</b>	

( In Rs. Lakhs )							
Table –B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects							
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 7/Column 3)
1	Internal Roads & Footpaths	51	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	36	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	39	0	0	0	0	0
4	Storm Water Drain	21	0	0	0	0	0
5	Landscaping & Tree Planting	6.0	0	0	0	0	0
6	Street Lighting	10.5	0	0	0	0	0
7	Community Buildings		0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water STP	3.5	0	0	0	0	0
9	Solid Waste Management & Disposal	2.0	0	0	0	0	0
10	Water Conservation, Rainwater harvesting	5.0	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	1.4	0	0	0	0	0
12	Fire Protection and	41	0	0	0	0	0

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	Fire Safety Requirements						
13	Electrical Substation, Control Panel & Meter Room	60	0	0	0	0	0
14	Receiving Station		0	0	0	0	0
15	Plan of Development Works	12.5	0	0	0	0	0
16	Emergency Evacuation Services	1	0	0	0	0	0
17	Common Facilities in Basement	0	0	0	0	0	0
18	Others, if any	0	0	0	0	0	0
	<b>TOTAL</b>	<b>290</b>	0	0	0	0	0

**3.** We estimate the Total Cost for completion of the project under reference as **Rs.4919 Lakhs**

(Total of column no. 3 in Tables A1, A2, A3, A4, A5 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 15/9/24 is **Rs. 440 Lakhs** (Total of column no. 7 in Tables A1, A2, A3, A4, A5 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, A3, A4, A5

**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

ATUL SAXENA  
Signature & Name of Engineer  
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