

Atul Saxena

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

Form-REG-2

ENGINEERS CERTIFICATE

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

Date: 23.12.2025

Information as on 30.11.2025

Subject: - Certificate of Percentage of Completion of Construction Work of Project 'DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL, RERA Registration No.- (UPRERAPRJ9759) ' having 4 Nos. Tower (s)/ 04 Blocks {Services Residence Tower-1, Services Residence Tower-2, Nexus Tower (Commercial) & Office Tower- B} situated at Plot No.- 001/A, block no. C, in Sector - 16B, NOIDA competent / development authority New Okhla Industrial Development Authority, **admeasuring 34696.72 Sq. Mtrs.** area being developed by Promoter **Boulevard Projects Pvt. Ltd.** Promoter ID: UPRERAPRM9075

I, Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project 'DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL, RERA Registration No.- (UPRERAPRJ9759) ' having 4 Nos. Tower (s)/ 04 Blocks {Services Residence Tower-1, Services Residence Tower-2, Nexus Tower (Commercial) & Office Tower- B} situated at Plot No.- 001/A, block no. C, in Sector - 16B, NOIDA competent / development authority New Okhla Industrial Development Authority, **admeasuring 34696.72 Sq. Mtrs.** area being developed by Promoter **Boulevard Projects Pvt. Ltd.** Promoter ID: UPRERAPRM9075

Following technical professionals are appointed by Promoter and were consulted by me for verification /certification of the cost:

- a) M/s. RSP Design Consultant Pvt Ltd as Licensed Surveyor / Architect
- b) M/s. VINTECH CONSULTANT as Structural Consultant.
- c) M/s. CP VIDYA & ASSOCIATE /AMPOWER CONSULTANCY SERVICES as MEP Consultant.
- d) Mr. Naveen Yadav as Site Engineer/Supervisor.

- 2. The project is still on going. We have estimated the cost of the completion of the Civil, MEP and allied works, of the Blocks/Building(s) of the project. Our estimated cost calculations are based on the drawings/plans/details 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,

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labour and other inputs made by developer, and the site in section carried out by us is given in following Table A1, A2, A3, A4 and B.

(In Rs. Lakhs)							
Table –A1							
Building/Wing/Block/Tower no or Name		(Office Tower- B -5B+GF+23 Floors)					
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	567	567	100%	567	567	100%
2	Total Number of Basement and Plinth	2837	2837	100%	2837	2837	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	1702	1702	100%	1702	1702	100%
5	Total Number of Slabs of Super Structure	7183	6241	86%	6241	6241	86%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	2886	0	0%	0	0	0
7	Sanitary fittings within the Flat Premises	220	0	0%	0	0	0
8	Electrical Fitting within the Flat Premises	179	0	0%	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	2519	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	6325	0	0%	0	0	0
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	5404	0	0%	0	0	0

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	and Equipment as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.						
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.	377	0	0%	0	0	0%
	TOTAL	30200	11347	36%	11347	11347	36%

(In Rs. Lakhs)							
Table –A2							
Building/Wing/Block/Tower no or Name		(Services Residence Tower-1- 5B+S/G+32Floors)					
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	Expenditu re computed as per REG- 1(Column 3 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	423	423	100%	423	423	100%
2	Total Number of Basement and Plinth	1690	1690	100%	1690	1690	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	845	845	100%	845	845	100%
5	Total Number of Slabs of Super Structure	7688	1268	16%	1268	1268	16%

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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	11561	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	942	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	368	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	4602	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	2857	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.	5723	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.	259	0	0%	0	0	0%
	TOTAL	36957	4226	11%	4226	4226	11%

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(In Rs. Lakhs)							
Table –A3							
Building/Wing/Block/Tower no or Name		(Services Residence Tower-2- 5B+GF+32Floors)					
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	333	333	100%	333	333	100%
2	Total Number of Basement and Plinth	1333	1333	100%	1333	1333	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	667	667	100%	667	667	100%
5	Total Number of Slabs of Super Structure	9246	1000	11%	1000	1000	11%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	1358	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	0	0	0%	0	0	0
8	Electrical Fitting within the Flat Premises	85	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	2829	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	2793	0	0%	0	0	0%

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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.	2628	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.	266	0	0%	0	0	0%
TOTAL		21538	3334	15%	3334	3334	15%

(In Rs. Lakhs)

Table –A4

Building/Wing/Block/Tower no or Name		Nexus Tower (Commercial) - 5B+SGF+12Floors					
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	106	106	100%	106	106	100%
2	Total Number of Basement and Plinth	422	422	100%	422	422	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	211	211	100%	211	211	100%
5	Total Number of Slabs of Super Structure	4391	263	6%	263	263	6%

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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	1173	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	215	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	84	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	1647	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing, Overhead and Underground Water Tanks	2183	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.	1296	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.	257	0	0%	0	0	0%
	TOTAL	11986	1002	8%	1002	1002	8%

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Table -B (In Rs. Lakhs)							
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. 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	2206	0	0%	0	0	0
2	Water Supply/Drinking Water Facilities	510	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	322	0	0%	0	0	0%
4	Storm Water Drain	1145	0	0%	0	0	0%
5	Landscaping & Tree Planting	801	0	0%	0	0	0%
6	Street Lighting	437	0	0%	0	0	0%
7	Community Buildings	2382	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	546	0	0%	0	0	0%
9	Solid Waste Management & Disposal	73	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	146	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	1621	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	398	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	4960	0	0%	0	0	0%
14	Receiving Station	364	0	0%	0	0	0%
15	Plan of Development Works	0	0	0%	0	0	0%

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16	Emergency Evacuation Services	0	0	0%	0	0	0%
17	Common Facilities in Basement	22780	0	0%	0	0	0%
18	Others, if any	11067	886	8%	886	886	8%
	TOTAL	49760	886	2%	886	886	2%

3. We estimated the Total Cost for completion of the project under reference is **Rs. 150441/-**Lakhs (Total of Column no. 3 in Tables A1, A2, A3, 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 require to be completed for obtaining Occupation 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 **30/11/2025** is calculated at **Rs.20795/-**Lacs only [Total of column no.7 Tables A1, A2, A3, A4 and Table B]. The amount of estimated cost incurred is calculated based on amount of total estimated cost.
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 is as per Table-A1A1, A2, A3, A4.
- 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

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