



Form - REG -2
ENGINEERS CERTIFICATE

No-01

Date: 28.07.2026

Information as on - 28.07.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project KNOWLEDGE SQUARE Project Registration No-under process & Application ID (1967882) situated Plot No.- 4/1D, Sector-KP-III Tehsil: Dadri, Greater Noida, compitent authority (GNIDA), Distt: Gautam Buddh Nagar, Uttar Pradesh-201306 admeasuring 8148 sq.mts. area being developed by M/s KNOWLEDGESQUARE REALTECH LLP

I Mr Rajat Nath Andley c/o M/s Andleys Associates Pvt Ltd have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project KNOWLEDGE SQUARE , Project Registration No-under process & Application ID (1967882) situated Plot No.- 4/1D, Sector-KP-III Tehsil: Dadri, Greater Noida, compitent authority (GNIDA), Distt: Gautam Buddh Nagar, Uttar Pradesh-201306 admeasuring 8148 sq.mts. area being developed by M/s KNOWLEDGESQUARE REALTECH LLP

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

- (i) M/sAndleys Asscoiates (P) Ltd Mr Pankaj Nath Andley as Licensed Surveyor / Architect
- (ii) M/sGlobal Structure Solution Mr Mohammed Numan as Structural Consultant
- (iii) M/s PEE CONSULTANT as MEP Consultant
- (iv) Shri Kaushal Tomar 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 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:

(in Rs. ___ Lac)

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower - 1					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (In Rs. Lakhs)	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 No. 7 /Column No. 3)
1	Excavation	47.36	0	0	0	0	0
2	Total Number of Basement and Plinth	469.2	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	2125.75	0	0	0	0	0

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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the	317.06	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	131.29	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	137.87	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	35.23	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	107.96	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.	181.44	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.	343.96	0	0	0	0	0
	TOTAL	3897.12	0.00	0	0	0	0

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
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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 No. 7 /Column No. 3)
1	Internal Roads & Footpaths	34.13	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	18.00	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	14.00	0	0	0	0	0
4	Storm Water Drain	25.00	0	0	0	0	0
5	Landscaping & Tree Planting	36.00	0	0	0	0	0
6	Street Lighting	25.00	0	0	0	0	0
7	Community Buildings	13.00	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	25.00	0	0	0	0	0
9	Solid Waste Management & Disposal	25.00	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	14.00	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	40.00	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	281.50	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	750.00	0	0	0	0	0
14	Receiving Station	141.00	0	0	0	0	0
15	Plan of Development Works		0	0	0	0	0
16	Emergency Evacuation Services	16.00	0	0	0	0	0
17	Common Facilities in Basement	90.00	0	0	0	0	0
18	Others, if any (please specify)	0.00	0	0	0	0	0
	TOTAL	1547.63	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs.54,44,75,000/- (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/ Development Authority under whose jurisdiction the mentioned project is being developed.


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4. The admissible expenditure till 28.07.2026_is Rs.00.00 (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 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.

Signature & Name of Engineer- MR. RAJAT NATH ANDLEY
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