



Annexure 2: Engineer Certificate (Form-REG-2)

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)

No. 001/2026

Date: 05.01.2026

Information as on 31st December 2025

Subject: Certificate of Percentage work done for the Project JMD Green, Project Registration No NEW APPLIED (UPRERRAPRJ.....) situated in Brahamdaspur Village Tehsil Mohanlalganj, Competent/Development Authority Jila Panchayat Lucknow, District Lucknow, PIN 226301, admeasuring 12,600 Sqm area, being developed by M/s Jai Mega Developers Pvt Ltd, Promoter Id UPRERAPRM15155.

I Rajani Gupta from Precision Valtech as an Engineer for certifying Percentage of work done for the Project having Registration number APPLIED (UPRERRAPRJ.....) situated in Brahamdaspur Village, Tehsil Mohanlalganj, Competent/Development Authority Jila Panchayat Lucknow, District Lucknow, PIN 226301, admeasuring 12,600 Sq.m. area, being developed by M/s Jai Mega Developers Pvt Ltd, Promoter Id UPRERAPRM15155.

- Following technical professionals are appointed by Promoter: -
 - Shri Rajeev Kumar Srivastava as Licensed Surveyor/Architect.
 - Shri Ravi Shankar as structural consultant.
 - Mohd. Tariq as MEP Consultant.
 - Sri Amod Yadav 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 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 B:

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.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	82,86,335.0	0	0	0	0	0

Precision Valtech



Precision Valtech

We deliver business value

Rajani Gupta (B.E. - Civil - FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-1644756)
Govt App. Valuer (V-04-2017-18)
Inst. of Valuer (F 25858)

2	Water Supply/Drinking Water Facilities	07,86,880.0	0	0	0	0	0
3	Sewerage (Chamber, lines, Septic Tank, STP)	04,20,163.0	0	0	0	0	0
4	Storm Water Drain	08,75,733.0	0	0	0	0	0
5	Landscaping & Tree Planting	03,00,000.0	0	0	0	0	0
6	Street Lighting	03,66,893.0	0	0	0	0	0
7	Community Buildings	NA					
8	Treatment & Disposal of Sewage & Sullage	05,38,000.0	0	0	0	0	0
9	Solid Waste Management & Disposal	03,36,000.0	0	0		0	0
10	Water Conservation, Rainwater Harvesting	05,00,982.0	0	0	0	0	0
11	Energy Management Use of renewable Energy	02,78,000.0	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	03,16,000.0	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	15,00,000.0	0	0	0	0	0
14	Receiving Station	NA					
15	Plan of Development Works	NA					
16	Emergency Evacuation Services	NA					
17	Common Facilities in Basements	NA					
18	Others, if any (please specify)	NA					
	Total	2,01,65,427.0	0	0	0	0	0

Precision Valtech

Proprietor

☎ : 8588843840, 9910302995

✉ : Rajanigupta05@gmail.com

Address : 705, Blk-2 Express Garden Vaibhav Khand Indrapuram Ghaziabad UP-201014



Precision Valtech

We deliver business value

Rajani Gupta (B.E. -Civil. FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-1644756)
Govt App. Valuer(V-04-2017-18)
Inst. of Valuer (F-25858)

3. We estimate the Total Cost for completion of the project under reference as Rs.2,01,65,427.00 (Total of column no.3 in 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 31st Dec. 2025 is Rs. Zero (Total of column no.7 in 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

Precision Valtech

Proprietor

RAJANI GUPTA

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No 8588843840

Email ID rajanigupta05@gmail.com