

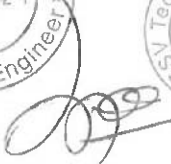


Annexure 2: Engineer Certificate (Form-REG-2)

Form-REG-1	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. 226065/EC/CSVLLP/25-26	Date:15.10.2025
Information as on 15.10.2025	
Subject: Certificate of Percentage of Completion of Construction Work of NIRALA DIADEM , No. of Building(s)/ One Block(s) of the of the Project <Project Id: Applied> situated on Plot No. C-6, Sector -10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh - 201301 , admeasuring 10,600 sq. mts. area being developed by M/s Parth Bulitech Private Limited (Promoters ID: UPRERAPRM348231)	
I, Sanjeev Agrawal have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the NIRALA DIADEM Building(s)/ One Block of Project, situated on Plot No. C-6, Sector -10 , competent/development authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar Pin 201318 admeasuring 10,600 sq.mts. area being developed by M/s Parth Bulitech Private Limited (Promoters ID: UPRERAPRM348231).	
1. Following technical professionals were appointed by me for verification/ certification of the cost: - (i) Mr. Gian P. Mathur of M/s. Gian. P. Mathur & Associates Pvt. Ltd as Architect. (ii) Mr. Naveen of M/s. Gian. P. Mathur & Associates Pvt. as Structural Consultant. (iii) Mr. Bikramjiet Kukreja of M/s. V Consulting as MEP Consultant. (iv) Mr. Sachin Sharma as Site Head on behalf of M/s. Parth Bulitech Pvt. Ltd	
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) 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. Lacs)							
Table-A							
One Block							
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	961.54	-	0%	-	-	-
2	Total Number of Basement and Plinth	2,884.62	-	0%	-	-	-
3	Plinth / Ground Floor	384.62	-	0%	-	-	-
4	Total Number of Podiums	-	-	-	-	-	-
5	Total Number of Slabs of Super Structure	5,769.24	-	0%	-	-	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	961.54	-	0%	-	-	-
7	Sanitary Fittings Within the Flat/Premises,	384.62	-	0%	-	-	-
8	Electrical Fitting within the Flat/Premises,	576.92	-	0%	-	-	-
9	Staircases, Lifts, Wells and Lobbies, at each Floor level, connecting Staircases and Lifts	192.31	-	0%	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	2,692.31	-	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.	3,846.16	-	0%	-	-	-

12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	576.92	-	0%	-	-	-
		19,230.80	-	-	-	-	-

(In Rs. lacs)

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	Admissible expenditure	Value of work done in Percentage as per Admissible expenditure
1	Internal Roads & Footpaths	480.77					
2	Water Supply/ Drinking Water Facilities	288.46					
3	Sewerage (Chamber, lines, Septic Tank, STP)	384.62					
4	Storm Water Drain	144.23					
5	Landscaping & Tree Planting	528.85					
6	Street Lighting	480.77					
7	Community Buildings	NA					
8	Treatment & Disposal of Sewage and Sullage water /STP	336.54					
9	Solid Waste Management & Disposal	144.23					
10	Water Conservation, Rainwater Harvesting	48.08					
11	Energy Management/Use of Renewable Energy	96.15					
12	Fire Protection and Fire Safety Requirements	961.54					
13	Electrical Sub Station,	673.08					

Chartered Engineer

	Control Panel & Meter Room					
14	Receiving Station	48.08				
15	Plan of Development Works	48.08				
16	Emergency Evacuation Services	48.08				
17	Common Facilities in Basements	96.15				
18	Others, if any (please specify)	-				
	Total	4,807.70				

3. We estimate the Total Cost for completion of the project under reference as **Rs. 24,038.5 Lacs** (Total of column no.3 in Tables A 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 15.10.2025 is **Rs. 0** (Total of column no.7 in Tables A 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-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 the Table-B.

Yours Faithfully



Er. SANJEEV AGRAWAL
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