

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 New Project

Date: 22-07-2025

Information as on **30-06-2025**

Subject: Certificate of Amount Incurred for Construction and Development of the Project Solitaire Plots, UPRERA Registration No to be applied, situated in the Khasra No/Plots no. **86, 89,90,91,92,103,107, Village Jalalpur Ghosi tehsil Prayagraj sadar competent/development authority Prayagraj Development Authority District Prayagraj Pin 211012 admeasuring 36055 sq. mtr.** Area being developed by (The Digital Innovators ads Pvt Ltd. It's Solitaire Plots).

I Sunil Namdev have undertaken assignment as Asst. Project Manager for certifying the amount incurred for the work done for the project Solitaire Plots, UPRERA Registration No to be applied, situated in the Khasra No/Plots no. **86, 89,90,91,92,103,107, Village Jalalpur Ghosi tehsil Prayagraj sadar competent/development authority Prayagraj Development Authority District Prayagraj Pin 211012 admeasuring 36055 sq. mtr.** Area being developed by (The Digital Innovators ads Pvt Ltd. It's Solitaire Plots).

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

- (i) M/s Kartikeya Mehta as L. S / Architect
- (ii) M/s Tajuddin Ashraf as Structural Consultant
- (iii) M/s Consumate Engineering Service (p) Ltd as MEP Consultant
- (iv) Mr. Manoj Kumar Roy as General Manager of the Project
- (v) Mr. Sunil Namdev as Asst. Project Manager
- (vi) Mr. Deepak Singh as PM MEP

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, 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

Table - A							
Building/Wing/ Block /Tower Number or Name							
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 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	N/A	N/A	N/A	N/A	N/A	N/A
2	Total Number of Basement and Plinth	N/A	N/A	N/A	N/A	N/A	N/A
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	N/A	N/A	N/A	N/A	N/A	N/A

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

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

(in Rs Lac)							
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	122.24	40.75	4%	40.75	40.75	40.75
2	Water Supply/Drinking Water Facilities	81.50	-	0%			-
3	Sewerage (chamber, lines, Septic Tank, STP)	285.22	-	0%			-
4	Storm Water Drain	71.31	-	0%			-
5	Landscaping & Tree Planting	71.31	20.37	2%	20.37	20.37	20.37
6	Street Lighting	50.93	20.37	2%	20.37	20.37	20.37
7	Community Buildings	N/A	N/A	N/A	N/A	N/A	N/A
8	Treatment & Disposal of Sewage and Sullage water /STP	50.93	-	0%			-
9	Solid Waste Management & Disposal	5.09	-	0%			-
10	Water Conservation, Rainwater Harvesting	20.37	-	0%			-
11	Energy Management/Use of Renewable Energy	53.48	-	0%			-
12	Fire Protection and Fire Safety Requirements	N/A	-	N/A			-


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13	Electrical Sub Station, Control Panel & Meter Room	173.17	-	0%			
14	Receiving Station	N/A	N/A	N/A			N/A
15	Plan of Development Works	33.11	8.86	0.87%	8.86	8.86	8.86
16	Emergency Evacuation Services	N/A	N/A	N/A			N/A
17	Common Facilities in Basement	N/A	N/A	N/A			N/A
18	Others, if any (please specify)	N/A	N/A	N/A			N/A
	TOTAL	1018.65	90.35	100%			90.35

3. We estimate the Total Cost for completion of the project under reference as **Rs. 1018.65 Lacs** (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.

4. The admissible expenditure till **06.09.2025** is **Rs. 90.35 Lacs** (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.

Your Faithfully

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