



BRAJ INFRA
Engineers Pvt. Ltd.

BRAJ INFRA ENGINEERS PVT. LTD.
[CONSULTING STRUCTURAL ENGINEERS]

Er. BRAJPAL SINGH
(IIT ROORKEE)

REG. OFF.-A-64, VAIBHAV,SUNCITY VISTAAR,BAREILLY (U.P.)
PHONE NO-9219595384,7017770550 email-brajandassociates@gmail.com

Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date: 24-09-2025

Information as on 12-08-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Royal Estate Phase 2" (RERA Registration No. A/F) situated in Village - Nawada Indepur and Azizganj, Tehsil- Sadar, Development Authority - Viniyamt Kshetra, District - Shahjahanpur, admeasuring 12107.6 sq. meter, being developed by SPKN Developers.

We, BRAJ INFRA ENGINEERS PVT LTD have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Royal Estate Phase 2" (RERA Registration No. A/F) situated on Part of Khasra no. 3, 4, 9, 695, 696, 721 demarcated by its boundaries : 27.857252, 79.897154 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Nawada Indepur and Azizganj, Tehsil- Sadar, Development Authority - Viniyamt Kshetra, District - Shahjahanpur, admeasuring 12107.6 sq. meter, being developed by SPKN Developers.

1. Following technical professionals are appointed by Promoter: -
(i) Shri Anupam Saxena (Anupam Architect & Interior Designers) as Architect
(ii) Shri Brajpal Singh as Structural Consultant
(iii) Shri Amit Kumar Saxena as MEP Consultant
(iv) Shri Shahrukh Azeem Khan 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/ 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		NA					
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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				NA		
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.						
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.						
	TOTAL						



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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	43.38	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	44.95	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	11.90	0.00	0%	-	-	0%
4	Storm Water Drain	9.97	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	3.96	0.00	0%	-	-	0%
6	Street Lighting	9.28	0.00	0%	-	-	0%
7	Community Buildings			NA	-	-	NA
8	Treatment & Disposal of Sewage and Sullage water /STP			NA	-	-	NA
9	Solid Waste Management & Disposal	0.20	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting			NA	-	-	NA
11	Energy Management/Use of Renewable Energy			NA	-	-	NA
12	Fire Protection and Fire Safety Requirements			NA	-	-	NA
13	Electrical Sub Station, Control Panel & Meter Room	52.06	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services			NA	-	-	NA
17	Common Facilities in Basement			NA	-	-	NA
18	Others, (Demarcation, Boundary wall, Sand Filling, Contingencies.)	352.02	24.00	7%	24.00	24.00	7%
	TOTAL	527.72	24.00		24.00	24.00	5%

3. We estimate the Total Cost for completion of the project under reference as Rs. 527.72 lacs (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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 12-08-2025 is Rs. 24 Lacs (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-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. BRAJ PAL SINGH
(Chartered Engineer)

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