

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

No.....

Date: 27.01.2026

Information as on 28.11.2005

Subject: Certificate of Amount Incurred for Construction and Development of the Project ROYALE VILLAS , U.P.RERA Project_Registration_No BEING APPLIED situated at KHASRA NO.- 155,156,157(PART) SITUATED ATMAUZA-CHAMAROULI, DISTT-AGRA Under Agra Development Authority , District Agra, PIN 282004, admeasuring 13631.86 sq.mts. area being developed byVATIKA BUILDCON PVT.LTD. and [Promoter Id- UPRERAPRM422508

I M.C. Garg have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project ROYALE VILLAS , U.P.RERA Project_Registration_No BEING APPLIED situated at KHASRA NO.- 155,156,157(PART) SITUATED ATMAUZA-CHAMAROULI, DISTT-AGRA Under Agra Development Authority , District Agra, PIN 282004, admeasuring 13631.86 sq.mts. area being developed byVATIKA BUILDCON PVT.LTD. and [Promoter Id- UPRERAPRM422508

1. Following technical professionals are appointed by Promoter; -
- (i) M/s/Shri/Smt Shashank Garg_as Licensed Surveyor / Architect
 - (ii) M/s/Shri/Smt M.C. Garg as Structural Consultant
 - (iii) M/s/Shri/Smt Shashank Garg_as MEP Consultant
 - (iv) M/s/Shrit /Smt Raghvendra Upadhyay____as Site Supervisor

2. The project is still New. 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:

Table - A

(in Rs)

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	2500000	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	90000000	N.A	N.A	N.A	N.A	N.A
6	Internal walls, Internal Plaster, Floorings within Flats(Villas)/Premises, Doors and Windows to each of the Flat/Premises	70000000	N.A	N.A	N.A	N.A	N.A
7	Sanitary Fittings within the Flat/Premises,	12500000	N.A	N.A	N.A	N.A	N.A
8	Electrical Fitting within the Flat/Premises	20000000	N.A	N.A	N.A	N.A	N.A
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts Included at Sr. No. 5	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 Villas Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	15000000	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		210000000	0		0	0	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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

							(in Rs)
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	3000000	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	2625000	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	2400000	0	0	0	0	0
4	Storm Water Drain	1875000	0	0	0	0	0
5	Landscaping & Tree Planting	450000	0	0	0	0	0
6	Street Lighting	1350000	0	0	0	0	0
7	Community Buildings	0	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	0	0	0	0	0	0
9	Solid Waste Management & Disposal	600000	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	375000	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	N.A	N.A	N.A	N.A	N.A	N.A
12	Fire Protection and Fire Safety Requirements	N.A	N.A	N.A	N.A	N.A	N.A
13	Electrical Sub Station, Control Panel & Meter Room	1500000	0	0	0	0	0
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	75000	0	0	0	0	0
16	Emergency Evacuation Services	N.A	N.A	N.A	N.A	N.A	N.A
17	Common Facilities in Basement	N.A	N.A	N.A	N.A	N.A	N.A
18	Others, if any , Miscellaneous Work	750000	0	0	0	0	0
	TOTAL	15000000	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs. 225000000.00 (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 28.11.2025 is Rs.NIL (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/ 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

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