

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

Form-REG-2

ENGINEERS CERTIFICATE

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

Date: 05.02.2026

No :- 2-12/One Estate-25

Information as on 31.12.2025

Subject: -Certificate of Amount Incurred for Construction and Development Work of the Project “ **One Estate**” UPRERA Registration Number- **(Applied For)** having three no. "Tower(F),Tower(G),Tower(H),"situated on the **plot no. - A-37 & 38, Sector 62, Noida**, District Gautam Buddha Nagar, Uttar Pradesh, **PIN-201301**Competent/Development Authority-“**NOIDA DEVELOPMENT AUTHORITY**” District **Gautam Buddha Nagar, Pin-201301**, admeasuring**20,000Sq.Mtrs.** area being developed by the Promoter “**M/s. Krishna Apra Projects Pvt. Ltd.**” Promoter ID.**(UPRERAPRM361713)**.

I, Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project “**One Estate**” (UPRERA Registration Number- **(Applied For)** having three no. "Tower (F), Tower(G),Tower(H),"situated on the **plot no. - A-37 & 38, Sector 62, Noida**, District Gautam Buddha Nagar, Uttar Pradesh, **PIN-201301** Competent/Development Authority-“**NOIDA DEVELOPMENT AUTHORITY**” District **Gautam Buddha Nagar, Pin-201301**, admeasuring**20,000Sq. Mtrs.** area being developed by the Promoter “**M/s. Krishna Apra Projects Pvt. Ltd.**” Promoter ID.**(UPRERAPRM361713)**.

Following technical professionals are appointed by Promoter and were consulted by me for verification /certification of the cost:

- a) M/s. Gian. P. Mathur & Associates (P) Ltd as Licensed Surveyor / Architect
- b) M/s. Preceptive Ideas as Structural Consultant as Structural Consultant.
- c) M/s. V Consulting as MEP Consultant.
- d) Mr. Anil K. Sardana as Site Engineer/Supervisor.

2. The project is still ongoing. We have estimated the cost of the completion of the Civil, MEP and allied works, of the Blocks/Building(s) of the project. Our estimated cost calculations are based on the drawings/plans/details 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 in section carried out by us is given in

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following Table A1, A2, A3, A4 and B.

(In Rs. Lakhs)							
Table –A1							
Building/Wing/Block/Tower no or Name		Tower A1_Tower-H (2B+G+Mezz+37+Water Tanks)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	179	170	95%	170	170	95%
2	Total Number of Basement and Plinth	1965	236	12%	236	236	12%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	244	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	9938	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	1532	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	40	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	499	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	226	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	408	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP	2768	0	0%	0	0	0%

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	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.	1521	0	0%	0	0	0%
	TOTAL	19,320	406	2%	406	406	2%

(In Rs. Lakhs)

Table –A2

Building/Wing/Block/Tower no or Name		(Tower A2_Tower-F (2B+G+Mezz+ 2+Water Tanks))					
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 Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	55	5	10%	5	5	10%
2	Total Number of Basement and Plinth	2210	0	0%	0	0	0%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	81	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	564	0	0%	0	0	0%
6	Internal walls, Internal	469	0	0%	0	0	0%

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	Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary fittings within the Flat Premises	5	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	71	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	69	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	163	0	0%	0	0	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.	830	0	0%	0	0	0%
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.	314	0	0%	0	0	0%
	TOTAL	4833	5	0%	5	5	0%

(In Rs. Lakhs)

Table –A3

Building/Wing/Block/Tower no or Name	(Tower A3_Tower-G (2B+G+Mezz+ 2+Water Tanks))
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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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	55	5	10%	5	5	10%
2	Total Number of Basement and Plinth	2210	0	0%	0	0	0%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	81	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	564	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	469	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	5	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	71	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	69	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	163	0	0%	0	0	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.	830	0	0%	0	0	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024,	314	0	0%	0	0	0%

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	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	4833	5	0%	5	5	0%

(In Rs. Lakhs)							
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 7/Column 3
1	Internal Roads & Footpaths	60	3	5%	3	3	5%
2	Water Supply/Drinking Water Facilities	69	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	10	0	0%	0	0	0%
4	Storm Water Drain	50	0	0%	0	0	0%
5	Landscaping & Tree Planting	58	0	0%	0	0	0%
6	Street Lighting	50	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	50	0	0%	0	0	0%
9	Solid Waste Management & Disposal	10	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	90	0	0%	0	0	0%
11	Energy Management/Use of	50	0	0%	0	0	0%

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	Renewable Energy						
12	Fire Protection and Fire Safety Requirements	200	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	500	0	0%	0	0	0%
14	Receiving Station	300	0	0%	0	0	0%
15	Plan of Development Works	21	0	0%	0	0	0%
16	Emergency Evacuation Services	10	0	0%	0	0	0%
17	Common Facilities in Basement	35	0	0%	0	0	0%
18	Others, if any	468	14	3%	14	14	3%
	TOTAL	2031	17	1%	17	17	3%

3. We estimated the Total Cost for completion of the project under reference is **Rs.31,018/-**Lakhs (Total of Column no. 3 in Tables A1, A2, A3, 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 require to be completed for obtaining Occupation Certificate / Completion Certificate for the Project from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being developed.
4. The admissible expenditure till **31/12/2025** is calculated at **Rs.433/-** Lac only [Total of column no.7 Tables A1, A2, A3 and Table B]. The amount of estimated cost incurred is calculated based on amount of total estimated cost.
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 is as per Table-A1, A2, A3,
 - 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

Engineer – ATUL SAXENA
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