

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: 03-10-2025

Information as on 30.09.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Tower T-12A (IRA) Project Registration No _____ situate in Village / Sector Wajidpur Tehsil Sadar Competent / Development Authority by Prayagraj Development Authority District Prayagraj PIN 211012 admeasuring 1145 sq.mts. area being developed by New Modern Buildwell Pvt. Ltd. Promoter ID UPRERAPRM2781.

I Kamlesh Tripathi have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Tower T-12A (IRA) Project Id ____ situate on the Khasra No/ Plot no 83, 84 & 85 of village Wajidpur Tehsil Sadar competent/ development authority by Prayagraj Development Authority District Prayagraj PIN 211012 admeasuring 1145 sq.mts area being developed by New Modern Buildwell Pvt. Ltd. Promoter ID UPRERAPRM2781.

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

I. Following technical professionals have been appointed:

- (i) Shri Arshan Alam as L.S. / Architect
- (ii) Shri Alok Jain as Structural Consultant
- (iii) M/s. Ascentia Professional Services India Pvt Ltd as MEP Consultant
- (iv) Shri Shivam Shukla and Shri Pabhu Narayan Yadav 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

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	8.50	8.50	100%	8.50	8.50	100%
2	Total Number of Basement and Plinth	70.31	70.31	100%	70.31	70.31	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	40.00	40.00	100%	40.00	40.00	100%
5	Total Number of Slabs of Super Structure	455.00	159.25	35%	159.25	159.25	35%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	220.00	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	24.00	0.00	0%	-	-	0%

Regd. Office: 819, Antriksh Bhawan, 22 K.G. Marg, Connaught Place, New Delhi - 110001, India. Phone: 011-43510233

Corporate Office: A-6, Sector-58, Noida-201301. Phone: 0120-4022333

Prayagraj Office: Plot No "O", Third Floor, Elgin Road, Civil Lines, Prayagraj- 211001, Phone: 0532-2400510
Lucknow Site Office: NMBPL, Imperial Avenue, Sector-7, Gomti Nagar Extension, Adjacent to Phoenix Mall

Shaheed Path, Lucknow-226001

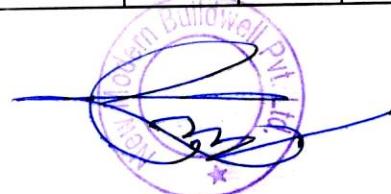
8	Electrical Fitting within the Flat/Premises	25.00	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16.00	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	67.00	0.00	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.	36.00	0.00	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.	10.00	0.00	0%	-	-	0%
TOTAL (TABLE A)		971.81	278.06		278.06	278.06	29%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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 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	10.50	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	5.00	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	6.00	0.00	0%	-	-	0%
4	Storm Water Drain	3.50	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	3.80	0.00	0%	-	-	0%
6	Street Lighting	3.00	0.00	0%	-	-	0%
7	Community Buildings	3.00	0.00	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	4.20	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	4.20	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	4.20	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	4.20	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	5.00	0.00	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	2.00	0.00	0%	-	-	0%
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	11.00	0.00	0%	-	-	0%
16	Emergency Evacuation Services	5.00	0.00	0%	-	-	0%
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	NA	NA	NA	NA	NA	NA



TOTAL (TABLE B)	74.60	-	-	-	-	0%
GRAND TOTAL (TABLE A+B)	1,046.41	278.06	-	278.06	278.06	27%

3. We estimate the Total Cost for completion of the project under reference as Rs. **10,4641** cr. (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.

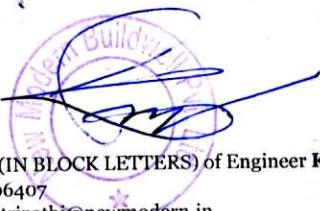
4. The admissible expenditure till is Rs. 2.780 cr. (Total of column no. 7 in Tables A1, A2.... and Table B).

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



Signature & Name (IN BLOCK LETTERS) of Engineer **KAMLESH TRIPATHI**

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