

# Atul Saxena

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

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FORM-REG -2  
Dated : 27/10/25

## 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)

**Information as on: 15/10/25**

**Subject:** Certificate of amount incurred for Construction and Development work of the Project **"Clove County "** having **3 Nos.** of **Towers- A** (2B+G+29 Floors), **Tower B** (2B+G+30 Floors), **Tower C** (2B+G+28 Floors), a Community Center and a Commercial of the (UPRERA Registration Number – Applied for) Situated on the Plot no - GH -02, Sector -151, Tehsil - Dadri, Competent/ Development authority NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY (NOIDA), District - GAUTAM BUDDHA NAGAR , admeasuring 20050 Sq.mt. being developed by **"M/s. Shirja Real Estate Solutions Pvt. Ltd "** **Promoter ID UPRERAPRM80484**

I Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done of the Project **"Clove County"** (UPRERA Registration Number – Applied for) Situated on the Plot no - GH -02, Sector -151, Tehsil - Dadri, Competent/ Development authority NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY (NOIDA), District - GAUTAM BUDDHA NAGAR , admeasuring 20050 Sq.mt. being developed by **M/s. Shirja Real Estate Solutions Pvt. Ltd "** Promoter ID UPRERAPRM80484

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) Ar. Vineeta P. Singhania as Architect
- (ii) M/s. Vintech Consultant as Structural Consultant
- (iii) M/s. CESPL as MEP Consultant
- (iv) Mr. Gaurav Tola as Site Incharge/Site Supervisor

2. The project yet to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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 B.

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( In Rs. Lakhs )

Table –A1

Building/Wing/Block/Tower no - A		Tower - A (2B+G+29 Floors)					
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	15	0	0%	0	0	0%
2	Total Number of Basement and Plinth	1597	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	323	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	4316	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	4327	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	707	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	1464	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	433	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	1001	0	0%	0	0	0%

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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.	929	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.	795	0	0%	0	0	0%
<b>TOTAL</b>		<b>15,907</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

( In Rs. Lakhs )

**Table –A2**

Building/Wing/Block/Tower no -B		Tower - B (2B+G+30 Floors)					
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	12	0	0%	0	0	0%
2	Total Number of Basement and Plinth	1346	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	272	0	0%	0	0	0%

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5	Total Number of Slabs of Super Structure	3637	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	3646	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	596	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	1234	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	365	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	844	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.	783	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.	670	0	0%	0	0	0%
	<b>TOTAL</b>	<b>13,405</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

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( In Rs. Lakhs )

**Table –A3**

Building/Wing/Block/Tower no or Name- C		Tower - C (2B+G+28 Floors)					
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	20	0	0%	0	0	0%
2	Total Number of Basement and Plinth	2144	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	433	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	5792	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	5807	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	949	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	1965	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	581	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	1344	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical fittings to	1247	0	0%	0	0	0%

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	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.	1067	0	0%	0	0	0%
	<b>TOTAL</b>	<b>21,349</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

( In Rs. Lakhs )							
Table –A4							
Building/Wing/Block/Tower no or Name- Commercial		Tower -Commercial					
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	0	0	0%	0	0	0%
2	Total Number of Basement and Plinth	32	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	7	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	87	0	0%	0	0	0%
	Internal walls, Internal Plaster, Floorings within	88	0	0%	0	0	0%

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6	Flats/Premises, Doors and Windows to each of the Flat Premises						
7	Sanitary fittings within the Flat Premises	14	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	30	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	9	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	220	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.	1019	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.	16	0	0%	0	0	0%
	<b>TOTAL</b>	<b>1,522</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

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( In Rs. Lakhs )

**Table -B**

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects

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	4,618	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	344	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	222	0	0%	0	0	0%
4	Storm Water Drain	111	0	0%	0	0	0%
5	Landscaping & Tree Planting	972	0	0%	0	0	0%
6	Street Lighting	182	0	0%	0	0	0%
7	Community Buildings	643	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	112	0	0%	0	0	0%
9	Solid Waste Management & Disposal	7	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	37	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	52	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	385	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	341	0	0%	0	0	0%
14	Receiving Station	0	0	0%	0	0	0%

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15	Plan of Development Works	0	0	0%	0	0	0%
16	Emergency Evacuation Services	0	0	0%	0	0	0%
17	Common Facilities in Basement	0	0	0%	0	0	0%
18	Others, if any	0	0	0%	0	0	0%
	<b>TOTAL</b>	<b>8,947</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

3. We estimate the Total Cost for completion of the project under reference as **Rs. 61,130 Lakhs**, (Total of column no. 3 in Tables AI, A, A3, A4 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **15/10/25** is **Rs. NIL Lakhs** (Total of column no. 7 in Tables AI, A2, A3, A4 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, A3, A4

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

**ATUL SAXENA**

**Signature & Name** of Engineer

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