

# SANJAY SHARMA

M.Tech(Civil Structure)

## ENGINEER'S CERTIFICATE

Form-REG-2

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

No 01

Date: 03-04-2026

Information as on 30-03-2026

**Subject: Certificate of Amount Incurred for Construction and Development of the Project "Timeless" (RERA Registration No. A/F) situated on Plot No GH-01(A) Sec-1, Pocket-2 in Pintail Park City falling over Part of Khasra no. 1132, 1133 demarcated by its boundaries : 26.790601, 81.034096, 26.79114, 81.0033634, 26.790661, 81.003316, 26.790191, 81.033629 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Mastemau, Tehsil- Mohanlalganj, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 6000 sq. meter, being developed by Aakansha Infratech (UPRERAPRM171178)**

I Sanjay Sharma have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Timeless" (RERA Registration No. A/F) situated on Plot No GH-01(A) Sec-1, Pocket-2 in Pintail Park City falling over Part of Khasra no. 1132, 1133 demarcated by its boundaries : 26.790601, 81.034096, 26.79114, 81.0033634, 26.790661, 81.003316, 26.790191, 81.033629 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Mastemau, Tehsil- Mohanlalganj, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 6000 sq. meter, being developed by Aakansha Infratech (UPRERAPRM171178)

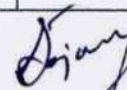
1. Following technical professionals are appointed by Promoter: -
- Smt Kalyani Sharma as Licensed Surveyor / Architect  
 Shri Sanjay Sharma as Structural Consultant  
 Shri Bhim Singh Rawat as MEP Consultant  
 Shri Rishi Kumar as Site Supervisor

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 - A1

Building/Wing/ Block /Tower Number or Name		TOWER-A					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in laacs)	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	23.55	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	35.68	0.00	0%	-	-	0%
3	Total Number of Podiums			NA	-	-	NA
4	Stilt Floor	23.32	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	829.74	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	788.31	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	233.69	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	528.40	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	70.00	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	233.69	0.00	0%	-	-	0%

  
SANJAY SHARMA  
A-99, Shyam Nagar  
Jaipur-302019

# SANJAY SHARMA

M.Tech(Civil Structure)

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.	233.69	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.	23.37	0.00	0%	-	-	0%
<b>TOTAL</b>		<b>3023.45</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>0</b>

(in Rs Lac)

Table - A2

Building/Wing/ Block /Tower Number or Name		TOWER-B					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in lacs)	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	23.55	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	35.68	0.00	0%	-	-	0%
3	Total Number of Podiums			NA	-	-	NA
4	Stilt Floor	23.32	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	829.74	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	788.31	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	233.69	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	528.40	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	70.00	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	233.69	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.	233.69	0.00	0%	-	-	0%

  
**SANJAY SHARMA**  
A-99, Shyam Nagar  
Jaipur-302019

# SANJAY SHARMA

M.Tech(Civil Structure)

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.	23.37	0.00	0%	-	-	0%
<b>TOTAL</b>		<b>3023.45</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>0</b>

(in Rs Lac)

Table - A3

Building/Wing/ Block /Tower Number or Name		TOWER-C					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in lacs)	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	23.55	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	35.68	0.00	0%	-	-	0%
3	Total Number of Podiums			NA	-	-	NA
4	Stilt Floor	23.32	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	829.74	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	788.31	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	233.69	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	528.40	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	70.00	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	233.69	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.	233.69	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.	23.37	0.00	0%	-	-	0%
<b>TOTAL</b>		<b>3023.45</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>0</b>

**SANJAY SHARMA**  
A-99, Shyam Nagar  
Jaipur-302019

# SANJAY SHARMA

M.Tech(Civil Structure)

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (Rs in lacs)	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	116.85	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	140.22	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	30.38	0.00	0%	-	-	0%
4	Storm Water Drain	28.04	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	14.02	0.00	0%	-	-	0%
6	Street Lighting	11.68	0.00	0%	-	-	0%
7	Community Buildings	186.95	0.00	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	16.36	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	11.68	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	9.35	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	50.66	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	538.60	0.00	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	203.70	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services	49.15	0.00	0%	-	-	0%
17	Common Facilities in Basement			NA	-	-	NA
18	Others, if any	22.00	0.00	0%	-	-	0%
	<b>TOTAL</b>	<b>1429.65</b>	<b>0.00</b>		-	-	<b>0</b>

3. We estimate the Total Cost for completion of the project under reference as Rs. 10500 lacs (Total of column no. 3 in Table A 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 30-03-2026 is Rs. Nil (Total of column no. 7 in Table A 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-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, **SANJAY SHARMA**  
A-99, Shyam Nagar  
Er. Sanjay Sharma  
Jaipur-302019

Mobile No. 9314060502  
Email ID: sanjay.gplus@gmail.com