



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)

Information as on : 15.10.2025

Date: 16.10.2025

Subject: Certificate of 14.42% of Completion of Development Work of the project name KRISHNA VATIKA [UPRERA Reg. applied for] for the Development of land situated on the Khasra No: 40, 41, 44/1, 44/2 & 44/3 demarcated by its boundaries (as per approved Layout) of village/city: Mauza Datiya, Tehsil- Mathura, Competent / Development authority- Mathura Vrindavan Development Authority, District: Mathura, PIN- 281501, admeasuring 48981.29 sq. mtrs. area being developed by KRISHNA INFRATECH (Promoter) having RERA Registration No. UPRERAPRM395163.

I/We Mukul Sharma (M/s Space Designers and Architects) have undertaken assignment as Engineer of certifying Percentage of Completion Work of the Project name KRISHNA VATIKA situated on Khasra No: 40, 41, 44/1, 44/2 & 44/3 MAUZA DATIYA, TEH & DISTT. MATHURA development authority M.V.D.A District Mathura PIN 281004 admeasuring 48981.29 sq.mts. area being developed by Krishna infratech (Promoter) having RERA Registration No. UPRERAPRM395163.

1. Following technical professionals were consulted by me for verification /for certification of the cost:
- (ii) Ar. Mukul Sharma (M/s Space Designers and Architects) as MEP Consultants.
 - (ii) Arch. Kanchana Agrawal as Architect
 - (iii) Shri Hukam Singh 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		NA					
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	0					
2	Total Number of Basement and Plinth	0					
3	Total Number of Podiums	0					
4	Stilt Floor	0					
5	Total 5 Number of Slabs of Super Structure	0					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0					
7	Sanitary Fittings within the Flat/Premises,	0					
8	Electrical Fitting within the Flat/Premises	0					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	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	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.	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.	0					
	TOTAL	0					

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MUKUL SHARMA
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SPACE DESIGNERS & ARCHITECTS
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 Sanjay Place, Agra Mob: 9412588586
 Reg. No. M-1702712

are 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 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	Boundary Walls	40.00	35.00	87.50	35.00	35.00	87.50
2	Internal Roads & Footpaths	140.00	35.06	25.04	35.06	35.06	25.04
3	Water Supply/Drinking Water Facilities	70.00					
4	Sewerage (chamber, lines, Septic Tank, STP)	50.00					
5	Storm Water Drain	10.00					
6	Landscaping & Tree Planting	50.00					
7	Street Lighting	20.00					
8	Community Buildings	-					
9	Treatment & Disposal of Sewage and Sullage water /STP	30.00					
10	Solid Waste Management & Disposal	2.00					
11	Water Conservation, Rainwater Harvesting	40.00					
12	Energy Management/Use of Renewable Energy	5.00					
13	Fire Protection and Fire Safety Requirements	-					
14	Electrical Sub Station, Control Panel & Meter Room	200.00					
15	Receiving Station	-					
16	Plan of Development Works	5.00					
17	Emergency Evacuation Services	-					
18	Common Facilities in Basement	-					
19	Main Gate	25.00					
20	Others, if any (please specify)	10.00					
	TOTAL	697.00	70.06	112.54	70.06	70.06	

3. We estimate the Total Cost for completion of the project under reference as Rs. 697.00 (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 15.10.2025 is Rs.70.06 lakhs (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.

M Sharma

MUKUL SHARMA

B. Tech. (Arch.) M. Plan (Urban)
M.I.E., Chartered Engg. (India)

SPACE DESIGNERS & ARCHITECTES

F-104, Puneet Vrindavan

Sanjay Place, Agra Mob.: 9412588586

Reg. No. M-1702712

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No.

Email ID