

Atul Saxena

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

FORM-REG -2
Dated : 05/11/25

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: 31/10/25

Subject: Certificate of amount incurred for Construction and Development Work of the Project “**KB West Walk**” having **I No. of Commercial Tower (3B+GF+19 Floors)** of the (UPRERA Registration Number – Applied for) Situated on the Plot no. C -3, Sector Ecotech 12, Greater Noida, Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 201310, admeasuring 12,000 Sq.mt. area being developed by **M/s. Shree Kunj Bihariji Realty Private Limited, Promoter ID UPRERAPRM414716**

I Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done of the Project “**KB West Walk**” of the (UPRERA Registration Number – Applied for) Situated on the Plot no. C -3, Sector Ecotech 12, Greater Noida, Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 201310, admeasuring 12,000 Sq.mt. area being developed by **M/s. Shree Kunj Bihariji Realty Private Limited, Promoter ID UPRERAPRM414716**

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

- (i) Ar. Shivang Bansal as Architect
- (ii) Mr. Kamal Sabarwal (Cecon Engineering) as Structural Consultant
- (iii) Mr. Vikramjit Kukrej (V. Consulting) as MEP Consultant
- (iv) Mr. Pulkit Gupta as 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 –A

Building/Wing/Block/Tower no or Name		Commercial Tower (3B+GF+19 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(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	Excavation	1,500	0	0%	0	0	0%
2	Total Number of Basement and Plinth	6,500	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	0	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	8,300	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	3,500	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	1,000	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	1,000	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	3,100	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	1,000	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting,	1,000	0	0%	0	0	0%

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	Fittings and Equipment as per CFP 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.	250	0	0%	0	0	0%
	TOTAL	27,150	0	0%	0	0	0%

(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	300	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	100	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	300	0	0%	0	0	0%
	Storm Water Drain	50	0	0%	0	0	0%

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5	Landscaping & Tree Planting	100	0	0%	0	0	0%
6	Street Lighting	100	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	50	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	50	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	50	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	10	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	400	0	0%	0	0	0%
14	Receiving Station	200	0	0%	0	0	0%
15	Plan of Development Works	400	0	0%	0	0	0%
16	Emergency Evacuation Services	100	0	0%	0	0	0%
17	Common Facilities in Basement	300	0	0%	0	0	0%
18	Others, if any	290	0	0%	0	0	0%
	TOTAL	2,850	0	0%	0	0	0%

3. We estimate the Total Cost for completion of the project under reference as Rs. 30,000 Lakhs (Total of column no. 3 in Tables 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31/10/25 is Rs. NIL Lakhs (Total of column no. 7 in Tables A and Table B)

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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

ATUL SAXENA

Signature & Name of Engineer

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