

ENGINEER'S CERTIFICATE (On Letter Head)

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)

Information as on 15TH OCT'25

Subject: Certificate of Amount Incurred for Construction and Development of the Project The Pitambra Town Phase II situate on the Khasra No : 607, 609, 610 of village BHOJLA tehsil JHANSI competent/ development authority Jhansi Development Authority, District JHANSI PIN 284003. admeasuring 30913.37 sq.mts. area being developed by Jhansi Homes LLP, Promoter id UPRERAPRM123450

I, Er Devesh Pandey, have undertaken assignment as Architect for certifying Percentage of work done for the project The Pitambra Town Phase II situate on the Khasra No : 607, 609, 610 of village BHOJLA tehsil JHANSI competent/ development authority Jhansi Development Authority, District JHANSI PIN 284003. Coordinates of plot are : 25°30'28" N, 78°34'33", 25°30'28" N, 78°34'30", 25°30'34" N, 78°34'27" E admeasuring 30913.37 sq.mts area being developed by Jhansi Homes LLP, Promoter id UPRERAPRM123450

1. Following technical professionals are appointed by Promoter: -

- (i) Shri Conrad V Gomes as Architect
- (ii) Shri Devesh Pandey as Engineer
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ 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 (not applicable)

Table - A (not applicable)							
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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, internal plaster, floorings						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts wells and Lobbies at each						
10	The external painting and external plaster,						
11	Installation of Lifts, water ramps, The						
12	Compliance to conditions of						
	TOTAL						

(Prepare 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

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 (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	₹ 40.00	₹ 0.00				
2	Water Supply/Drinking Water Facilities	₹ 15.00	₹ 0.00				
3	Sewerage (chamber, lines, Septic Tank, STP)	₹ 18.00	₹ 0.00				
4	Storm Water Drain	₹ 5.00	₹ 0.00				
5	Landscaping & Tree Planting	₹ 25.00	₹ 0.00				
6	Street Lighting	₹ 5.00	₹ 0.00				
7	Community Buildings / temple	₹ 8.00	₹ 0.00				
8	Treatment & Disposal of Sewage and Sullage water /STP	₹ 35.00	₹ 0.00				

9	Solid Waste Management & Disposal	₹ 2.00	₹ 0.00				
10	Water Conservation, Rainwater Harvesting	₹ 10.00	₹ 0.00				
11	Energy Management/Use of Renewable Energy	₹ 2.00	₹ 0.00				
12	Fire Protection and Fire Safety Requirements	NA	₹ 0.00				
13	Electrical Sub Station, Control Panel & Meter Room	₹ 70.00	₹ 0.00				
14	Receiving Station	₹ 15.00	₹ 0.00				
15	Plan of Development Works	NA	₹ 0.00				
16	Emergency Evacuation Services	NA	₹ 0.00				
17	Common Facilities in Basement	NA	₹ 0.00				
18	Others, if any (please specify)	NA	₹ 0.00				
	TOTAL	₹ 250.00	₹ 0.00				

3. We estimate the Total Cost for completion of the project under reference as Rs.0.00 (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 15th OCT'25 is Rs.0.00 (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

Er. DEVESH KUMAR PANDEY
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