

# 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

## ENGINEERS CERTIFICATE

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

Date : 04/02/2026

No :- 1-01/Estate 105-26

Information as on :- 10/01/2026

**Subject:** -Certificate of Amount Incurred for Construction and Development Work of the Project “**Estate 105**” (UPRERA Registration Number- **Applied For**) having two nos. “**Residential Tower (01), Residential Tower (02) and 2 nos. (Commercial 01) and (Commercial 02)**,” situated on the **plot no. - C-02, block no. NA, in Sector - 105, NOIDA**, District Gautam Buddha Nagar, Uttar Pradesh, **PIN-201304** Competent/Development Authority-“**New Okhla Industrial Development Authority**” District **Gautam Buddha Nagar, Pin-201304**, admeasuring **22,718.15Sq. Mtrs.** out of the Total land Area of **41,835.46 Sq. Mtrs.** area being developed by the Promoter “**M/s MAX ESTATES NOIDA PRIVATE LIMITED.**” Promoter ID UPRERAPRM437118

I, Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project “**Estate 105**” (UPRERA Registration Number- **Applied For**) having two nos. “**Residential Tower (01), Residential Tower(02) and 2 nos. (Commercial 01) and (Commercial 02)**,” situated on the **plot no. - C-02, block no. NA, in Sector - 105, NOIDA**, District Gautam Buddha Nagar, Uttar Pradesh, **PIN-201304** Competent/Development Authority-“**New Okhla Industrial Development Authority**” District **Gautam Buddha Nagar, Pin-201304**, admeasuring **22,718.15Sq. Mtrs.** out of the Total land Area of **41,835.46 Sq. Mtrs** area being developed by the Promoter “**M/s MAX ESTATES NOIDA PRIVATE LIMITED.**” Promoter ID UPRERAPRM437118

Following technical professionals are appointed by Promoter and were consulted by me for verification /certification of the cost:

- a) M/s.(Gaurav Gupta – RSP as Licensed Surveyor / Architect
- b) M/s. Melior Structural Solution Pvt Ltd as Structural Consultant.
- c) M/s. Proion Consultants Private Limited as MEP Consultant.
- d) Mr. Yamin Ali as Site Engineer/Supervisor.

2. The project is still ongoing. We have estimated the cost of the completion of the Civil, MEP and allied works,

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of the Blocks/Building(s) of the project. Our estimated cost calculations are based on the drawings/plans/details 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 in section carried out by us is given in following Table A1, A2, A3, A4 and B.

(In Rs. Lakhs)							
Table –A1							
Building/Wing/Block/Tower no or Name		Residential Tower (01 )(3B+GF+37Floor)					
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 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	80	0	0%	0	0	0%
2	Total Number of Basement and Plinth	5160	0	0%	0	0	0%
3	Total Number of Podiums	NA	0	0%	0	0	0%
4	Stilt Floor	493	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	9359	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	8709	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	666	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	48	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	2903	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with	4973	0	0%	0	0	0%

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	waterproofing of the Building/Wing, Overhead and Underground Water Tanks						
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.	2919	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.	1008	0	0%	0	0	0%
	<b>TOTAL</b>	<b>36316</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 or Name		Residential Tower (02) (3B+GF+37Floor)					
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 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	80	0	0%	0	0	0%
2	Total Number of	5160	0	0%	0	0	0%

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	Basement and Plinth						
3	Total Number of Podiums	NA	0	0%	0	0	0%
4	Stilt Floor	493	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	9359	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	8709	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	666	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	48	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	2903	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	4973	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.	2919	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.	1008	0	0%	0	0	0%
	<b>TOTAL</b>	<b>36316</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		(Commercial 01) 3B+GF					
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	50	0	0%	0	0	0%
2	Total Number of Basement and Plinth	250	0	0%	0	0	0%
3	Total Number of Podiums	NA	0	0%	0	0	0%
4	Stilt Floor	751	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	NA	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	451	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	75	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	75	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	375	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	75	0	0%	0	0	0%
	Installation of Lifts, Water	150	0	0%	0	0	0%

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11	Pumps, Fire Fighting, 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%
<b>TOTAL</b>		<b>2503</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 02) 3B+GF					
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	50	0	0%	0	0	0%
2	Total Number of Basement and Plinth	250	0	0%	0	0	0%
3	Total Number of Podiums	NA	0	0%	0	0	0%
4	Stilt Floor	751	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	NA	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within	451	0	0%	0	0	0%

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	Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary fittings within the Flat Premises	75	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	75	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	375	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	75	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.	150	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.	250	0	0%	0	0	0%
	<b>TOTAL</b>	<b>2503</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

(In Rs. Lakhs)

**Table -B**

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

1	2	3	4	5	6	7	8
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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	322	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	133	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	73	0	0%	0	0	0%
4	Storm Water Drain	311	0	0%	0	0	0%
5	Landscaping & Tree Planting	318	0	0%	0	0	0%
6	Street Lighting	19	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	73	0	0%	0	0	0%
9	Solid Waste Management & Disposal	38	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	41	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	57	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	188	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	698	0	0%	0	0	0%
14	Receiving Station	698	0	0%	0	0	0%
15	Plan of Development Works	672	0	0%	0	0	0%
16	Emergency Evacuation Services	47	0	0%	0	0	0%
17	Common Facilities in Basement	0	0	0%	0	0	0%
18	Others, if any	13649	0	0%	0	0	0%
	<b>TOTAL</b>	<b>17339</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>

3. We estimated the Total Cost for completion of the project under reference is **Rs. 94,978-Lakhs** (Total of Column no. 3 in Tables A1, A2, 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

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works require to be completed for obtaining Occupation Certificate / Completion Certificate for the Project from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being developed.

4. The admissible expenditure till **10/01/2026** is calculated at **Rs. NIL** Lakhs only [Total of column no.7 Tables A1, A2, A3, A4 and Table B]. The amount of estimated cost incurred is calculated based on amount of total estimated cost.
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 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

Engineer – ATUL SAXENA  
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