



**FORM-REG-2
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)

Ref. No. 002

Date: 20/12/2025

Information as on: 31.10.2025

Subject: Certificate of Amount incurred for Construction and development of the Project "Forest Walk PHASE -2" project registration applied for, situated on NH-24,VILLAGE DASNA GHAZIABAD ,NEAR DASNA TOLL-EASTERN PERIPHERAL EXPRESSWAY DIST.GHAZIABAD (U.P), competent/ development authority, Ghaziabad Development Authority, Ghaziabad , admeasuring 39421.50 sq. meter area, being developed by M/s SRSD BUILDCON VENTURE LLP and Promotor ID UPRERAPRM370526.

We M/s NNC Design International have undertaken assignment as Project Engineer of certifying the amount incurred for the Work done on the Project Forest Walk PHASE -2, Residential Villas situated NH-24,VILLAGE DASNA GHAZIABAD ,NEAR DASNA TOLL-EASTERN PERIPHERAL EXPRESSWAY DIST.GHAZIABAD (U P), competent/ development authority, Ghaziabad Development Authority, Ghaziabad , admeasuring 39421 50 sq. meter area, being developed by M/s SRSD BUILDCON VENTURE LLP and Promotor ID UPRERAPRM370526

1 Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Design Forum International as Architect
- (ii) M/s/Shri/Smt NNC Design International as Structural Consultant
- (iii) M/s/Shri/Smt Md Nafees as MEP Consultant
- (iv) M/s/Shri/Smt CHANDAN PRAKASH SINGH as Site Supervisor

2 The project is new. 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

Table A .

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 3X Column 5)	Admissible expenditure (lower of Column 4 & Column 6)	Value of work done in Percentage as per admissible expenditure (Column No. 7/ Column No.3)
1	Excavation	65,88,000.00	0				
2	Total number of Basement	N.A	-				
3	Plinth/ Ground Floor	N.A	-				
4	Total number of Podiums	N.A	-				
5	Construction work in 122 Villas & 3 Shops	42,40,11,000.00	0				
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	18,25,48,000.00	0				
7	Sanitary Fittings within the Flat/Premises	6,71,00,000.00	0				
8	Electrical Fittings within the Flat/premises	2,86,70,000.00	0				
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	N.A	-				
10	Finishing work in 122 Villas & 3 Shops (Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises, Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, Staircases and Lobbies at	34,51,21,507.00	0				
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, etc.	N.A	-				
12	Compliance to conditions of environmental/Fire NOC, Electric Safety certificate, Installations of Lifts as per provision 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	N.A	-				
	TOTAL	1,05,40,38,507.00	-	-	-	-	-

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
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TABLE B

Cost incurred on Internal & External Development works (common facilities) in respect of the entire registered Project

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 3X Column 5)	Admissible expenditure (lower of Column 4 & Column 6)	Value of work done in Percentage as per admissible expenditure (Column No. 7/ Column No.3)
1	Internal Roads & Footpaths	4,25,00,000.00	0				
2	Water Supply/Drinking Water Facilities	1,18,45,250.00	0				
3	Sewerage (chamber, lines, Septic Tank,	52,41,900.00	0				
4	Storm Water Drain	3,00,89,510.00	0				
5	Landscaping & Tree Planting	2,10,00,000.00	0				
6	Street Lighting	11,44,400.00	0				
7	Community Buildings	-	-				
8	Treatment & Disposal of Sewage and Sullage water /STP	75,00,000.00	0				
9	Solid Waste Management & Disposal	45,00,000.00	0				
10	Water Conservation, Rainwater	8,09,900.00	0				
11	Energy Management/Use of Renewable	1,00,000.00	0				
12	Fire Protection and Fire Safety	-	-				
13	Electrical Sub Station, Control Panel & Meter Room	1,22,89,650.00	0				
14	Receiving Station	-	-				
15	Plan of Development Works	-	-				
16	Emergency Evacuation Services	-	-				
17	Common Facilities in Basement	-	-				
18	Others, if any (please specify)	90,98,890.00	0				
	TOTAL	14,61,19,500.00	-	-	-	-	-

3. We estimate the Total Cost for completion of the project under reference as **Rs. 12001.58 Lakh** (Total of Column no. 3 in Tables A and 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 previously mentioned project is being developed

4. The admissible expenditure till 31.10.2025 is Rs. 0.00 (total of Column no. 7 in Tables A and B)

5. Based on Site inspection and estimated cost calculation, with respect to each of the Building/Wing/Block/Tower and allied works for the aforesaid real estate Project, I certify as follows-

5.1) As on the date of this certificate, the percentage of Admissible Cost incurred for each of the Buildings/Wing/Block/Tower of the said 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 Table-B

Your's Faithfully

Signature of Engineer

Name: MAQSUD E NAZAR

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