AFSAR KHAN
UNDLA JAGEER, BITHRI CHAINPUR, BAREILLY

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)

No.....

Date: 13-08-2025

Information as on 12-08-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Mega Green City" (RERA Registration No. A/F) situated in Village - Kuantanda and Purnapur, Tehsil- Bareilly, Development Authority - Bareilly Development Authority, District - Bareilly, admeasuring 75000 sq. meter, being developed by Mega Infradreams Consortium.

I, Afsar Khan have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Mega Green City" (RERA Registration No. A/F) situated on Khasra no. 19, 20, 26, 27, 29, 30, 33, 316, 322, 324, 325 demarcated by its boundaries : 28.351616, 79.517155 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Kuantanda and Purnapur, Tehsil- Bareilly, Development Authority - Bareilly Development Authority, District - Bareilly, admeasuring 75000 sq. meter, being developed by Mega Infradreams Consortium.

1. Following technical professionals are appointed by Promoter: -
(i) Smt Sonali Khandelwal as Licensed Surveyor / Architect
(ii) Shri P K Gupta as Structural Consultant
(iii) Shri Varun Sharma as MEP Consultant
(iv) Mr. Asim 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

Building/Wing/ Block /Tower Number or Name		Villas					
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	-	-	NA	-	-	NA
2	Total Number of Basement and Plinth	-	-	NA	-	-	NA
3	Total Number of Podiums	-	-	NA	-	-	NA
4	Stilt Floor	-	-	NA	-	-	NA
5	Total Number of Slabs of Super Structure	1,100.00	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3,894.20	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	347.35	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	347.35	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	-	NA	-	-	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1,258.30	0.00	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.	-	-	NA	-	-	NA
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.	-	-	NA	-	-	NA
	TOTAL	6947.20	0.00		-	-	-

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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	Internal Roads & Footpaths	414.00	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	326.00	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	98.00	0.00	0%	-	-	0%
4	Storm Water Drain	94.00	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	128.00	0.00	0%	-	-	0%
6	Street Lighting	54.00	0.00	0%	-	-	0%
7	Community Buildings			NA	-	-	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	98.00	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	98.00	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	94.00	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	20.00	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements			NA	-	-	NA
13	Electrical Sub Station, Control Panel & Meter Room	710.00	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services			NA	-	-	NA
17	Common Facilities in Basement			NA	-	-	NA
18	Others, if any (please specify)			NA	-	-	NA
	TOTAL	**2134.00**	**0.00**		-	-	-

3. We estimate the Total Cost for completion of the project under reference as Rs. 9081.20 lacs (Total of column no. 3 in 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 12-08-2025 is Rs. Nil (Total of column no. 7 in 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-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

Afsar Khan
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