



DDF Consultants  
Private Limited

**Head Office:**  
501, B-9, ITL Twin Tower, Netaji Subhash Place,  
Pitampura, New Delhi - 110034  
(T) +91-11-47400500  
(F) +91-11-47400555  
(E) info@ddfgroup.com  
www.ddfgroup.com

**Form-REG-2  
ENGINEER'S CERTIFICATE**

Ref. No. L-DDF-ADA-25-1679

Date: 25-12-2025

Information as on 25-12-2025

**Subject:** Certificate for Planning and Design of the **Proposed layout plan of Gangapuram township on khasra no. 282-287, 304-306, 333-346 of village Rahankalan and khasra no. 484, 486, 501, 511-531, 601-615, 639, 641-645 of village Raipur. ....** Demarcated by its boundaries (latitude and longitude of the end points) 27° 12' 40.787", 78° 8' 1.787" to the North, 27° 12' 33.167", 78° 8' 21.059" to the South, 27° 12' 9.719", 78° 8' 12.676" to the East, 27° 12' 31.167", 78° 7' 52.039" to the West situated at Village Rahanakalan and Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 493166 sq.mts. area being developed by Agra Development Authority.

I Sadanand Ojha on behalf of **DDF Consultants Pvt Ltd.** have undertaken assignment as Engineer for certifying the Planning and Design of the **Proposed layout plan of Gangapuram township on khasra no. 282-287, 304-306, 333-346 of village Rahankalan and khasra no. 484, 486, 501, 511-531, 601-615, 639, 641-645 of village Raipur. ....** Demarcated by its boundaries (latitude and longitude of the end points) 27° 12' 40.787", 78° 8' 1.787" to the North, 27° 12' 33.167", 78° 8' 21.059" to the South, 27° 12' 9.719", 78° 8' 12.676" to the East, 27° 12' 31.167", 78° 7' 52.039" to the West situated at Village Rahanakalan and Raipur, Tehsil Etmadpur, Agra Development Authority, District Agra, PIN 282002 admeasuring 493166 sq.mts. area being developed by Agra Development Authority.

1. Following technical professionals were appointed by DDF Consultants Pvt Ltd. for verification / certification of the cost: -
  - i. M/s Allied Engineers as Licensed Surveyor.
  - ii. Mr. Sadanand Ojha as Structural Consultant.
  - iii. M/s WAC MEP as MEP Consultant
  - iv. Not Applicable as Site Supervisor
2. Based on Site Inspection, with respect to each of the site development component i.e. Internal Roads & Footpaths, Water Supply, Sewerage (chamber, lines, STP), Storm Water Drains, Landscaping & Tree Planting, Street Lighting, Treatment and disposal of sewage and sullage water, Solid Waste management & Disposal, Water conservation, Rain water harvesting and sub-station, receiving station of the aforesaid Real Estate Project, we certify as follows –and the site inspection carried out by us is given in following Table A and Table B:

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.





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Table - A							
Building/Wing/ Block /Tower Number or Name							
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	Admissible expenditure	Value of Work done in percent age as per admissible expenditure
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	NA		NA			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA		NA			
7	Sanitary Fittings within the Flat/Premises,	NA		NA			
8	Electrical Fitting within the Flat/Premises	NA		NA			
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	NA		NA			
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			



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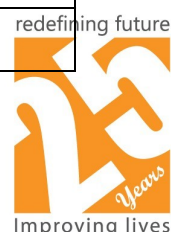
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	NA		NA			
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<b>Table - B</b>							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
S. No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (INR Cr)	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	33.50		0%			
2	Water Supply/Drinking Water Facilities	12.80		0%			
3	Sewerage (chamber, lines)	5.00		0%			
4	Storm Water Drain	6.50		0%			
5	Landscaping & Tree Planting	1.20		0%			
6	Street Lighting	2.00		0%			
7	Community Buildings	0.00		NA			
8	Treatment & Disposal of Sewage and Sullage water /STP	5.90		0%			
9	Solid Waste Management & Disposal	0.00		NA			
10	Water Conservation, Rainwater Harvesting	1.10		0%			
11	Energy Management/Use of Renewable Energy	0.00		NA			
12	Fire Protection and Fire Safety Requirements	0.00		NA			
13	Electrical Sub Station, Control Panel & Meter Room	24.50		0%			
14	Receiving Station	20.00		0%			
15	Plan of Development Works	0.00		NA			
16	Emergency Evacuation Services	0.00		NA			
17	Common Facilities in Basement	0.00		NA			
18	Others - i. Boundary Wall ii. Cutting and Filling iii. Power Infrastructure	4.10 8.10 16.80		0% 0% 0%			
	<b>TOTAL</b>	<b>141.50</b>					





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3. We estimate the Total Cost for completion of the project under reference as **Rs. 141.50 Crores** (Total of column no. 3 in Tables 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 25-12-2025 is Rs. 0.0 (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 Sincerely

**SADANA  
ND OJHA**

Digitally signed by  
SADANAND OJHA  
Date: 2025.12.25  
13:52:47 +05'30'

**SADANAND OJHA**  
On behalf of DDF Consultants Pvt. Ltd.  
Email ID: [info@ddfgroup.com](mailto:info@ddfgroup.com)

redefining future



Improving lives