

KAUSAR HUSAIN  
B.TECH (CIVIL)  
B.TECH/675

602, TOWER-4  
WALINGTON PANCHSEEL  
CROSSING REPUBLIC  
GHAZIABAD, UP

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)

Date:25.03.2026

Information as on 25.03.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project SKA IMPERIA UPRERA----- situate at GH-04, Springwood Enclave, Wave City, Ghaziabad, Uttar Pradesh, admeasuring 5874.31 sq.mts. area being developed by JRS BUILDCON LLP, Promoter Id-UPRERAPRM457959

I Kausar Hussain have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project SKA IMPERIA, situated at GH-04, Springwood Enclave, Wave City, Ghaziabad, Uttar Pradesh, admeasuring 5874.31 sq.mts. area being developed by JRS Buildcon LLP, Promoter Id-UPRERAPRM457959

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) M/s Space Design International (Prop- Vishal Mittal)
  - (ii) M/s R.D. Consultants as Structural Consultant (Prop R.D. Choudhary)
  - (iii) M/s Consummate Engineering Services Pvt Ltd as MEP Consultant
  - (iv) Mr. Javed 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 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

TOWER-ASTER


1	2	3	4	5	6	7	8
S.N o	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)	Admissibl e expenditu re (Lower of Column	Value of Work done in Percentage as per Admissible

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						4 and Column 6)	expenditure (Column No. 7 /Column No. 3)
1	Excavation	25.00	0.00	0%	-	-	0.00
2	Total Number of Basement and Plinth	2200.00	0.00	0%	-	-	0.00
3	Total Number of Podiums	0.00	0.00	0	0.00	-	0
4	Stilt Floor	650.00	0.00	0%	-	-	0.00
5	Total Number of Slabs of Super Structure	5100.00	0.00	0%	-	-	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	800.00	0.00	0%	-	-	0.00
7	Sanitary Fittings within the Flat/Premises,	350.00	0.00	0%	-	-	0.00
8	Electrical Fitting within the Flat/Premises	680.00	0.00	0%	-	-	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1000.00	0.00	0%	-	-	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with	950.00	0.00	0%	-	-	0.00

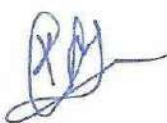
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	waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks						
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1500.00	0.00	0%	-	-	0.00
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.	1200.00	0.00	0%	-	-	0.00
	<b>TOTAL</b>	<b>14455.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
							(in Rs Lac)

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							(in Rs Lac)
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	80.00	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	30.00	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	40.00	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	20.00	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	200.00	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	125.00	0.00	0.00	0.00	0.00	0.00
7	Community Buildings	75.00	0.00	0.00	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	35.00	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	20.00	0.00		0.00	0.00	0.00
10	Water Conservation,	25.00	0.00	0.00	0.00	0.00	0.00

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	Rainwater Harvesting						
11	Energy Management/Use of Renewable Energy	25.00	0.00	0.00	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	125.00	0.00	0.00	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	250.00	0.00	0.00	0.00	0.00	0.00
14	Receiving Station	30.00	0.00	0.00	0.00	0.00	0.00
15	Plan of Development Works	150.00	0.00	0.00	0.00	0.00	0.00
16	Emergency Evacuation Services	0.00	0.00	0.00	0.00	0.00	0.00
17	Common Facilities in Basement	300.00	0.00	0.00	0.00	0.00	0.00
18	Others, if any (please specify)	200.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL</b>	<b>1730.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

3. We estimate the Total Cost for completion of the project under reference as Rs.16185(In Lacs) 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 25.03.2026 is Rs./- (In Lacs)

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Tower and allied works of 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 Towers of the Real Estate Project is as per Table-A1 is 0.00%

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.

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