

## 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.AVR/Engg/RERA/3/2025-26

Date:14.03.2026

Information as on 12.11.2025

**Subject: Certificate of Amount Incurred for Construction and Development of the Project G R VILLAS , U.P.RERA Project\_Registration\_No BEING APPLIED situated at Khsra No. 1492 , Mauja Bainpur Mustakil Under Agra Development Authority , District Agra, PIN 282007, admeasuring 14466.29 sq.mts. area being developed by AVR HOMES LLP and [Promoter Id- UPRERAPRM418035**

I MC Garg have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project G R VILLAS , U.P.RERA Project\_Registration\_No BEING APPLIED situated at Khsra No. 1492 , Mauja Bainpur Mustakil Under Agra Development Authority , District Agra, PIN 282007, admeasuring 14466.29 sq.mts. area being developed by AVR HOMES LLP and [Promoter Id- UPRERAPRM418035]

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt Shashank Gargl\_as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt M.C Garg as Structural Consultant
- (iii) M/s/Shri/Smt Shashank Garg\_as MEP Consultant
- (iv) M/s/Shrit /Smt Raghvendra Upadhyay\_\_\_\_as Site Supervisor

2. The project is still 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:

(in Rs Lacs )

Table - A							
Building/Wing/ Block /Tower Number or Name							
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	25	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0

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3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	1200	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats( Villas)/Premises, Doors and Windows to each of the Flat/Premises	850	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	200	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	275	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts Included at Sr. No. 5	0	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Villas Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	200	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.	0	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.	0	0	0	0	0	0

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<b>TOTAL</b>	<b>2750</b>	0	0	0
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**(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)**

**Table - B**

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

							(in Rs Lacs )
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	40	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	35	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	32	0	0	0	0	0
4	Storm Water Drain	25	0	0	0	0	0
5	Landscaping & Tree Planting	6	0	0	0	0	0
6	Street Lighting	18	0	0	0	0	0
7	Community Buildings	0	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	0	0	0	0	0	0
9	Solid Waste Management & Disposal	8	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	5	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	0	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	0	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	20	0	0	0	0	0
14	Receiving Station	0	0	0	0	0	0
15	Plan of Development Works	1	0				
16	Emergency Evacuation Services	0	0	0	0	0	0
17	Common Facilities in	0	0	0	0	0	0

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	Basement						
18	Others, if any , Miscellaneous Work	10	0	0	0	0	0
	<b>TOTAL</b>	200	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs. 2950.00 Lacs (Total of column no. 3 in Tables A1, A2.... 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 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 12.11.2025 is Rs.NIL (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 Faithfully

  
**M.C. GARG**  
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