

# G.S. & ASSOCIATE'S

(A GROUP OF ENGS.) ER. GOPAL SHARMA

94124-16667

(building planner, designer, surveyor, app. valuator, land escaper, 3d views, models)

**NEAR- GLOBAL RESIDENCY, QUARSI BYE PASS ROAD, ALIGARH-202001**

REF. NO :- .....

DATE:- .....

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)

No. GSA/SSA/2025-26/01 Date: 20th September 2025  
 Information as on 19th September 2025

Subject: Certificate of Percentage of Completion of Construction Work of " Samsara Studio Apartment Phase-IV of Residential Flat 160 Nos. of the Project [UPRERA Registration Number under process of application] situated on the Khasra No Khasra no. 74 & 88 in village Yaqut pur Tehsil : Koil, Aligarh-202001 Demarcated by its boundaries latitude 27.8817660 and longitude 78.132162 to the North : Land of Ozone Builders & Developers Pvt. Limited to the South : Ozone City Phase VI The Golden Estate to the East : Land of Ozone Builders & Developers Pvt. Limited to the West : 9 mtrs. wide Road Ozone City Phase-VI The Golden Estate of Village Yaqutpur, Tehsil Koil, Aligarh-202001 Competent/ Development authority Aligarh Development Authority District Aligarh PIN 202001 admeasuring 4148.89 sq. meter area being developed by (OZONE BUILDERS AND DEVELOPERS PRIVATE LIMITED Promoter ID1755265)

I Gopal Sharma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Construction of Building (S+4) of Samsara Studio Apartment Part of Phase-IV of the Project, situated on the Khasra No 74 & 88 in village Yaqut pur Tehsil koil Aligarh -202001, competent/ development authority Aligarh Development Authority District Aligarh PIN 202001 admeasuring 4148.89 sq.mts. area being developed by (OZONE BUILDERS AND DEVELOPERS PRIVATE LIMITED ID1755265)

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) Shri Manish Kumar Srivastav as Architect
  - (ii) Shri Shakeel Ahmed Khan as Structural Consultant
  - (iii) Shri Gopal Sharma as MEP Consultant
  - (iv) Shri Chandra Sekhar Nagar 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:

Table - A

Building/Wing/ Block /Tower Number or Name		(in Rs Lac)					
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	16.56	16.56	100.00%	16.56	16.56	100%
2	Total Number of Basement and Plinth	N/A	N/A	N/A	N/A	N/A	N/A
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	349.01	300.15	86.00%	300.15	300.15	86%
5	Total Number of Slabs of Super Structure	396.05	99.01	25.00%	99.01	99.01	25%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	579.50	0.00	0.00%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises,	33.11	0.00	0.00%	-	-	0%
8	Electrical Fitting within the Flat/Premises	82.79	4.14	5.00%	4.14	4.14	5%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16.56	5.59	33.76%	5.59	5.59	34%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	67.46	0.00	0.00%	0.00	0.00	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.	49.67	0.00	0.00%	0.00	0.00	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	0.00	0.00	0.00%	0.00	0.00	0%
<b>TOTAL</b>		<b>1,590.70</b>	<b>425.45</b>	<b>26.75%</b>	<b>425.45</b>	<b>425.45</b>	<b>26.75%</b>



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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 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
1	Internal Roads & Footpaths	15.00	0.00	0.00%	0.00	0.00	0%
2	Water Supply/Drinking Water Facilities	15.00	0.00	0.00%	0.00	0.00	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	4.00	0.00	0.00%	0.00	0.00	0%
4	Storm Water Drain	1.00	0.00	0.00%	0.00	0.00	0%
5	Landscaping & Tree Planting	1.00	0.00	0.00%	0.00	0.00	0%
6	Street Lighting	2.00	0.00	0.00%	0.00	0.00	0%
7	Community Buildings	N/A	N/A	N/A	N/A	N/A	N/A
8	Treatment & Disposal of Sewage and Sullage water /STP	5.00	0.00	0.00%	0.00	0.00	0%
9	Solid Waste Management & Disposal	5.00	0.00	0.00%	0.00	0.00	0%
10	Water Conservation, Rainwater Harvesting	5.00	0.00	0.00%	0.00	0.00	0%
11	Energy Management/Use of Renewable Energy	N/A	N/A	N/A	N/A	N/A	N/A
12	Fire Protection and Fire Safety Requirements	12.00	0.00	0.00%	0.00	0.00	0%
13	Electrical Sub Station, Control Panel & Meter Room	0.00	0.00	0.00%	0.00	0.00	0%
14	Receiving Station	N/A	N/A	N/A	N/A	N/A	N/A
15	Plan of Development Works	N/A	N/A	N/A	N/A	N/A	N/A
16	Emergency Evacuation Services	N/A	N/A	N/A	N/A	N/A	N/A
17	Common Facilities in Basement	N/A	N/A	N/A	N/A	N/A	N/A
18	Others, if any (please specify)	N/A	N/A	N/A	N/A	N/A	N/A
	<b>TOTAL</b>	<b>65.00</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.1655.70** (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 **19th September 20205** is **Rs. 425.45** (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.



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