

M/s SATEESH KUMAR(Engineer)

Address: Burj Dhanoti, Post-Jugsana, Distt. Hathras

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.....

Date: 19.01.2026

Information as on 31.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project SHRI DIVINE GATEWAY (PROJECT ID : A/F), situated in Khasra No -425/1, Mauza- Ral, Tehsil & District Mathura Uttar Pradesh - 281004 competent authority Mathura Vrindavan Development Authority, Mathura U.P. admeasuring 20978.94 sq.mts. area being developed by M/s Shri Ladali Ji Enterprises [Promoter ID No. UPRERAPRM438840]

I/We **SATEESH KUMAR** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project **SHRI DIVINE GATEWAY (PROJECT ID : A/F)**, situated in Khasra No -425/1, Mauza- Ral, Tehsil & District Mathura Uttar Pradesh - 281004 competent authority Mathura Vrindavan Development Authority, Mathura U.P. admeasuring 20978.94 sq.mts. area being developed by **M/s Shri Ladali Ji Enterprises [Promoter ID No. UPRERAPRM438840]**

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- M/s/Shri Mr. Rajit Singh (M/s Arch Regal) as Licensed Surveyor / Architect
 - M/s/Shri Mr. Saurabh Sharma (M/s Buildsworth Solutions Pvt. Ltd.) as Structural Consultant
 - M/s/Shri Mr. Pramod Kumar (M/s PKV Consulting Engineers Pvt. Ltd.) MEP Consultant
 - M/s/Shri Mr. Sateesh Kumar as Site Supervisor/Engineer

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								(in Rs Lac)
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	NA	NA	NA	NA	NA	NA	
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA	
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA	
4	Stilt Floor	NA	NA	NA	NA	NA	NA	
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA	
7	Sanitary Fittings within the Flat/Premises,	NA	NA	NA	NA	NA	NA	
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA	
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA	
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Under-ground Water Tanks	NA	NA	NA	NA	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	NA	NA	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	NA	NA	NA	NA	
	TOTAL	NA	NA	NA	NA	NA	NA	

(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.....) NOT APPLICABLE

Sateesh Kumar

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	240	43.13	18%	43.13	43.13	18
2	Water Supply/Drinking Water Facilities	16	0	0%	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	46	0	0%	0	0	0
4	Storm Water Drain	46	0	0%	0	0	0
5	Landscaping & Tree Planting	30	0	0%	0	0	0
6	Street Lighting	12	0	0%	0	0	0
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	25	0	0%	0	0	0
9	Solid Waste Management & Disposal	2	0	0%	0	0	0
10	Water Conservation, Rainwater Harvesting	9	0	0%	0	0	0
11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	82	0	0%	0	0	0
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Boundary wall & Gate of Site	135	62.46	46%	62.46	62.46	46
19	Manpower & Overhead	110	0	0%	0	0	0
20	Others, if any (please specify)	NA	NA	NA	NA	NA	NA
TOTAL		753	105.59	14%	105.59	105.59	14%

3. We estimate the Total Cost for completion of the project under reference as Rs. 753 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 31.12.2025 is Rs.105.59 lacs (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. **(NOT APPLICABLE).**

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



SATEESH KUMAR

Engineer

Aadhaar No. 8982 3687 2499

PAN: BBQPK7523J