

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 24-11-2025

Information as on 31-10-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Maya Regal Height" (RERA Registration No. A/F) situated in Village - Dafi, Tehsil- Varanasi, Development Authority - Varanasi Development Authority, District - Varanasi, admeasuring 3220 sq. meter, being developed by Onkar ATS Infracity.

I, Rajan Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Maya Regal Height" (RERA Registration No. A/F) situated on Arazi no. 376Ka demarcated by its boundaries : 25.247912, 82.984798 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Dafi, Tehsil- Varanasi, Development Authority - Varanasi Development Authority, District - Varanasi, admeasuring 3220 sq. meter, being developed by Onkar ATS Infracity.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri NITIN KUMAR as Licensed Surveyor / Architect
(ii) Shri RAJAN SINGH as Structural Consultant
(iii) Shri NITIN KUMAR as MEP Consultant
(iv) Shri MANOJ KR.TANPI 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:

(in Rs Lac)

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower A					
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	10.00	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	350.00	0.00	0%	-	-	0%
3	Total Number of Podiums			NA	-	-	NA
4	Stilt Floor	120.00	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	750.00	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	600.00	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	80.00	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	120.00	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	70.00	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	175.00	0.00	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.	175.00	0.00	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.	150.00	0.00	0%	-	-	0%
	TOTAL	2600.00	0.00		-	-	-

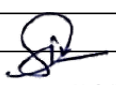

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Table - B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated 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	50.00	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	15.00	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	20.00	0.00	0%	-	-	0%
4	Storm Water Drain	10.00	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	20.00	0.00	0%	-	-	0%
6	Street Lighting	10.00	0.00	0%	-	-	0%
7	Community Buildings			NA	-	-	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	30.00	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	5.00	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	5.00	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	5.00	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements			NA	-	-	NA
13	Electrical Sub Station, Control Panel & Meter Room	12.00	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services			NA	-	-	NA
17	Common Facilities in Basement			NA	-	-	NA
18	Others, if any (Demarcation, Boundary Wall, etc)	100.00	61.00	61%	61.00	61.00	61%
	TOTAL	282.00	61.00		61.00	61.00	22%

3. We estimate the Total Cost for completion of the project under reference as Rs. 2882 lacs (Total of column no. 3 in 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 31-10-2025 is Rs. 61 lacs (Total of column no. 7 in 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-A

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

Mobile No.
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