



Ar. Sumit Agarwal
B.Arch.(Gold Medalist)
Principal Architect

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

No.....

Date: 06-04-2026

Information as on _____

Subject: Certificate of amount incurred on Sahyadri Scheme PKT - A At Village Sonakpur, Moradabad(U.P.) for Acquisition and Development of land situated on Village Sonakpur, Gata Nos. 618M, 619, 620M, 628M, 629, 630, 631M, 632M, 635M, 636M, 637, 638M, 639M, 640M, 641, 642, 643, 644M, 645M, 646, 647, 648, 649, 650M, 651M, 652, 653, 654, 655, 656M, 657M, 658, 659, 660, 661, 662M, 663, 664, 665, 666, 667, 668, 670, 671, 673, 674, 675, 676, 680M, 681M, 682, 683M, 684, 685M, 686, 687, 688, 689, 690M, 691, 692M, 693M, 694, 695, 696, 697, 698M, 699, 700 & 701 of Village Sonakpur, Tehsil Moradabad (U.P.), demarcated by its boundaries (latitude: 28.82406°N and longitude: 78.70213°E of the end-points) to the North, to the South, to the East to the West of Tehsil Moradabad, Moradabad Development Authority, District Moradabad, PIN 244001, admeasuring 212271.00 sq. meter area, being developed by Moradabad Development Authority, Moradabad and having Collection Account for Sahyadri Scheme PKT A Account Number: 50100511533432, Separate Account for Sahyadri Scheme PKT A Account Number: 50100511533458, MDA Transaction Account for Sahyadri Scheme PKT A Account Number: 50100511533445 & IFSC Code: HDFC0000303 Bank Name: HDFC Bank

I/We Sadiq Khan have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Sahyadri Scheme PKT A, situated on the Khasra No/ Plot no (list of khasra nos. attached) of village Sonakpur Tehsil Moradabad Competent/ Development Authority - Moradabad Development Authority, District - Moradabad, PIN 244001, admeasuring 212271.00 Sq.mts area being developed by Moradabad Development Authority

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) M/s ARCON as Licensed Surveyor/ Architect
- (ii) M/s ARCON as Structural Consultant
- (iii) M/s ARCON as MEP Consultant

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 (Not applicable)

1	2	3.00	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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with 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.						



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ARCHITECTURE INTERIOR DESIGN VALUERS

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.						
TOTAL							

(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	3.00	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)
				0.00	0.00	0.00	0.00
1	Internal Roads & Footpaths	261491383.00	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	31194772.00	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	60247083.00	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	121195084.00	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	27653659.00	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	110661904.00	0.00	0.00	0.00	0.00	0.00
7	Community Buildings	0.00	0.00	0.00	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	63135000.00	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	35075000.00	0.00	0.00	0.00	0.00	0.00
10	Water Conservation, Rainwater Harvesting	21045000.00	0.00	0.00	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	0.00	0.00	0.00	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	0.00	0.00	0.00	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	56120000.00	0.00	0.00	0.00	0.00	0.00
14	Receiving Station	0.00	0.00	0.00	0.00	0.00	0.00
15	Plan of Development Works	249029949.00	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	0.00	0.00	0.00	0.00	0.00	0.00
18	Others, if any (Electric Trench, OHT, Maintenance, signages)	403059338.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1439908172.00	0.00	0.00	0.00	0.00	0.00

3. We estimate the Total Cost for completion of the project under reference as Rs.1439908172.00 (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 06/04/2026 is Rs.0.00 (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,

Er. SADIQ KHAN
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