

Er. Subhankar Petal

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ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

No.....

Date: 30/11/2025

Information as on 30/11/2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project UCHDPL- Samriddhi Homes EWS LIG Group Housing, <UPRERA Registration Number> situate in Village / Sector GH-02, Sector 1, Wave City Tehsil Ghaziabad Competent / Development Authority- Ghaziabad Development Authority District Ghaziabad, PIN-201002 admeasuring 39152.63 sq.mts. area being developed by UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.[UPRERAPRM5538]

I CE CON ENGG have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project UCHDPL- Samriddhi Homes EWS LIG Group Housing, <UPRERA Registration Number> situate on the Khasra No/ Plot no GH-02, Sector 1, Wave City, Ghaziabad of village Banyana, tehsil Ghaziabad competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY, District GHAZIABAD PIN 201002, admeasuring 39152.63 sq. mts. area being developed by UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD. [UPRERAPRM5538]

1. Following technical professionals are appointed by owner / Promotor :-

- | | |
|--|-------|
| (i) Shri. Niraj Kumar Nanda as L.S. / Architect ; | (ii) |
| M/s. Subhankar petal Structural Consultant | (iii) |
| M/s. Srian Engineering Consultants as MEP Consultant | (iv) |
| Shri Rajesh Joshi 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 6 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 (LIG TOWER-1)

LIG TOWER-1							
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	929,250.00					
2	Total Number of Basement and Plinth	41,506,500.00					
3	Total Number of Podiums						
4	Stilt Floor	17,869,092.05					
5	Total Number of Slabs of Super Structure	250,167,288.77					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	103,468,428.52					
7	Sanitary Fittings within the Flat/Premises,	15,087,288.36					
8	Electrical Fitting within the Flat/Premises	24,682,707.93					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	14,107,177.94					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	15,087,288.36					
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.	15,408,753.33					
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.	462,466.59					
TOTAL		498,776,241.84					

(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 - A (LIG TOWER-2)							
LIG TOWER-2							
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	929250	714,266.48	77%	714,266.48	714,266.48	77%
2	Total Number of Basement and Plinth	41506500	27,922,497.75	67%	27,922,497.75	27,922,497.75	67%
3	Total Number of Podiums						
4	Stilt Floor	17,869,092.05	10,261,637.00	57%	10,261,637.00	10,261,637.00	57%
5	Total Number of Slabs of Super Structure	250,167,288.77					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	103468428.5					
7	Sanitary Fittings within the Flat/Premises,	15087288.36					
8	Electrical Fitting within the Flat/Premises	24682707.93					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	14,107,177.94					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	15087288.36					
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.	15408753.33					
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.	462466.5869					
TOTAL		498776241.8	38898401.23			38,898,401.23	

(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 - A (LIG TOWER-3)							
LIG TOWER-3							
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	929250	512651	55%	512,651.00	512,651.00	55%
2	Total Number of Basement and Plinth	41506500	37178069	90%	37,178,069.00	37,178,069.00	90%
3	Total Number of Podiums						
4	Stilt Floor	17,869,092.05	15,644,071.15	88%	15,644,071.15	15,644,071.15	88%
5	Total Number of Slabs of Super Structure	250,167,288.77	147,955,697.9	59%	147,955,697.85	147,955,697.85	59%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	103468428.5					
7	Sanitary Fittings within the Flat/Premises,	15087288.36					
8	Electrical Fitting within the Flat/Premises	24682707.93	5780138	23%	5,780,138.00	5,780,138.00	23%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	14,107,177.94					

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	15087288.36					
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.	15408753.33					
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.	462466.5869					
TOTAL		498776241.8	207070627			207,070,627.00	

(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 - A (EWS TOWER-1)

EWS TOWER-1							
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	743,400.00	468440	63%	468,440.00	468,440.00	63%
2	Total Number of Basement and Plinth	34,072,500.00	31967203	94%	31,967,203.00	31,967,203.00	94%
3	Total Number of Podiums						
4	Stilt Floor	14,377,796.69	13146465.45	91%	13,146,465.45	13,146,465.45	91%
5	Total Number of Slabs of Super Structure	201,289,153.60	182892984.7	91%	182,892,984.65	182,892,984.65	91%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	83,466,583.14					
7	Sanitary Fittings within the Flat/Premises.	12,170,711.64					
8	Electrical Fitting within the Flat/Premises	19,911,206.95					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	11,350,892.12	1586000				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	12,170,711.64					
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.	13,771,319.58					
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.	462,466.59					
TOTAL		403786742	230061093.1	57%	230,061,093.10	230,061,093.10	57%

(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 - A (EWS TOWER-2)

EWS TOWER-2							
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	743400	450320	61%	450,320.00	450,320.00	61%
2	Total Number of Basement and Plinth	34072500	25031481	73%	25,031,481.00	25,031,481.00	73%
3	Total Number of Podiums						
4	Stilt Floor	14,377,796.69	9779455.5	68%	9,779,455.50	9,779,455.50	68%
5	Total Number of Slabs of Super Structure	201,289,153.60	48028859.5	24%	48,028,859.50	48,028,859.50	24%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	83466583.14					
7	Sanitary Fittings within the Flat/Premises,	12170711.64					
8	Electrical Fitting within the Flat/Premises	19911206.95	1447000				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	11,350,892.12					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	12170711.64					
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.	13771319.58					
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.	462466.5869					
TOTAL		403786742	84737116	21%	84,737,116.00	84,737,116.00	21%

(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 - A (EWS TOWER-3)							
EWS TOWER-3							
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	743400	124414	17%	124,414.00	124,414.00	17%
2	Total Number of Basement and Plinth	34072500	181711	1%	181,711.00	181,711.00	1%
3	Total Number of Podiums						
4	Stilt Floor	14377796.69					
5	Total Number of Slabs of Super Structure	201289153.6					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	83466583.14					
7	Sanitary Fittings within the Flat/Premises,	12170711.64					
8	Electrical Fitting within the Flat/Premises	19911206.95					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	11,350,892.12					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	12170711.64					

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.	13771319.58					
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.	462466.5869					
TOTAL		403786742	306125	0%	306,125.00	306,125.00	0%

(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 No. 3)
1	Internal Roads & Footpaths	86,845,981.59					
2	Water Supply/Drinking Water Facilities	10,196,455.18					
3	Sewerage (chamber, lines, Septic Tank, STP)	15,294,682.77					
4	Storm Water Drain	15,294,682.77					
5	Landscaping & Tree Planting	4,570,841.14					
6	Street Lighting	2,728,897.50					
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP	123,900,000.00					
9	Solid Waste Management & Disposal	5,098,227.59					
10	Water Conservation, Rainwater Harvesting	5,098,227.59					
11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room	51,849,052.50					
14	Receiving Station						
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement						
18	Others, if any (please specify)						
TOTAL		320,877,048.63					

3. We estimate the Total Cost for completion of the project under reference as Rs.3,028,566000.00(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 561073362.33 is Rs. Fifty six crore ten lakh seventy three thousand three hundred sixtytwo ruppees and thirty paise only (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.


E. SUBHANKAR PETAL
 Chartered Engineer (India)-AM1941766
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 Mob:- 8800683542

Yours Faithfully

Signature & Name (SHUBHANKAR PETAL) of Engineer
 Mobile No. 8800683542
 Email ID . subhankar.petal@waveinfotech.com