



Ar. Sumit Agarwal

B.Arch.(Gold Medalist)

Principal Architect

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

No. Arc/MDA/25-26/PR-2/004

Date: 25-11-2025

Information as on 25/11/2025

Subject: Certificate of amount incurred on Govindpuram Housing Scheme Phase-01 (गोविन्दपुरम आवासीय योजना फेज़-01) for Acquisition and Development of land situated on Khasra no. Village Mangupura khasra Nos. 642, 647, 648बम0, 649बम0, 650/1, 650/2, 651, 652, 653अ, 653, 654, 655, 656बम0, 658, 659, 669बम0, 669बम0, 672बम0, 672, 673, 674, 675, 676, 677, 678क, 678ख, 679, 680क, 680ग, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697ख, 697, 697बम0, 698, 699, 700, 701, 702, 703, 644, 643 & 644 and Village Manoharpur khasra Nos. 123, 124, 125, 127, 128, 149, 150, 151, 162, 168, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 191, 192, 195, 196, 231, 234, 235, 236, 237, 238, 240, 241, 242, 243, 244, 245, 248, 259, 260, 261, 262, 263, 280, 282, 283, 287, 288, 197क, 197ख, 197ग, 197घ, 197च, 197ड, 290क, 290ख, 290ग, 290घ, 290च, 290छ, 290ड, 239, 246, 247, 251, 281, 259/1303, 281, 126 & 264 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 2,71,551.87 Square Meter area, being developed by Moradabad Development Authority, Moradabad and having Collection Account for Govindpuram Housing Scheme Phase 01 Account Number: 702701000003, Separate Account for Govindpuram Housing Scheme Phase 01 Account Number: 702701000004, MDA Transaction Account for Govindpuram Housing Scheme Phase 01 Account Number: 702701000005 & IFSC Code: ICIC0007027 Bank Name: ICICI Bank

I/We Sadiq Khan have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Govindpuram Residential Scheme, Phase-01, situated on the Khasra No/ Plot no (list of khasra nos. attached) of village Mangupura Tehsil Moradabad Competent/ Development Authority - Moradabad Development Authority, District - Moradabad, PIN 244001, admeasuring 2,71,551.87 Square Meter area being developed by Moradabad Development Authority UPRERAPRM 24512

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

- M/s ARCON as Licensed Surveyor/ Architect
- M/s ARCON as Structural Consultant
- 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)

Er. Sadiq Khan  
Civil Engineer



ARCON

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Table - A ( Not applicable )							
Building/Wing/ Block /Tower Number or Name							
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	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 Underground 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
<b>TOTAL</b>		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.....)

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
1	2	3.00	4	5	6	7	8 (in Rs Lac)
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (In Lacs)	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	3724.89	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	302.58	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	443.79	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	1120.06	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	162.82	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	1332.85	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	631.35	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	168.36	0.00	0.00	0.00	0.00	0.00

Dr. Saad Khan  
Civil Engineer



10	Water Conservation, Rainwater Harvesting	140.30	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	561.20	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	2480.61	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)	2609.82	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL</b>	<b>13678.63</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.13678.63 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 25/11/2025 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

*Sadiq Khan*

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**Er. Sadiq Khan**  
Civil Engineer

