

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

FORM-REG -II

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 . 1-9/Estate 128 -II

Date: 17/10/24

Information as on 15/09/24

Subject:-Certificate of Percentage of Completion of Construction and development Work of the Project "**Estate128 - II**" (UPRERA Registration no. Applied for) situate on the Plot no.TS-02, Jaypee Greens wish town, Sector-128, Noida Tehsil – Gautam Buddha Nagar, Competent/Development authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar admeasuring 1083.33 Sqmt area being developed by Promoter "**M/s Max Estates 128 Pvt. Ltd.**" Promoter ID- UPRERAPRM235248

I, Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "**Estate128 - II**" situate on the Plot no TS-02, Jaypee Greens Wish Town, Sector 128, Noida Tehsil – Gautam Buddha Nagar, Competent/Development authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar admeasuring 1083.33 Sqmt area being developed by Promoter "**M/s Max Estates 128 Pvt. Ltd.**" Promoter ID- UPRERAPRM235248

1. Following technical professionals are appointed by Owner/Promoter and were consulted by me for verification /for certification of the cost:

- (i) M/s. RSP Design Consultants Pvt. Ltd. As L.S./Architect;
- (ii) M/s. Melior Structural Solutions as Structural Consultant;
- (iii) M/s. Proion Consultants Pvt. Ltd. As MEP Consultant;
- (iv) Shri Raghwendra Bijay as Project Incharge.

2. The project has to start. We have estimated the cost of the completion of the Civil, MEP and allied works of the Plotted development/Buildings/ Tower T4 of the project. Our estimated cost calculations are based on the plans/information/data made available to us for the project under reference by the Promoter, Developer and by Quantity Surveyor appointed 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.

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(In Rs. Lakhs)							
Table –A							
Building/Wing/Block/Tower no or Name		Tower T4, B + GF + 37 Floor					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	136	0	0	0	0	0
2	Total Number of Basement and Plinth	2098	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	3701	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	4266	0	0	0	0	0
7	Sanitary fittings within the Flat Premises	285	0	0	0	0	0
8	Electrical Fitting within the Flat Premises	23	0	0	0	0	0
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	791	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	1079	0	0	0	0	0
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per	4973	0	0	0	0	0

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	CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.						
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.	0	0	0	0	0	0
	TOTAL	17352					

(In Rs. Lakhs)							
Table -B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects							
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 7/Column 3
1	Internal Roads & Footpaths	25	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	7	0	0	0	0	0

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3	Sewerage (chamber, lines, Septic Tank, STP)	26	0	0	0	0	0
4	Storm Water Drain	12	0	0	0	0	0
5	Landscaping & Tree Planting	10	0	0	0	0	0
6	Street Lighting	12	0	0	0	0	0
7	Community Buildings	0	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water STP	25	0	0	0	0	0
9	Solid Waste Management & Disposal	8	0	0	0	0	0
10	Water Conservation, Rainwater harvesting	12	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	12	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	12	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	108	0	0	0	0	0
14	Receiving Station	12	0	0	0	0	0
15	Plan of Development Works	360	0	0	0	0	0
16	Emergency Evacuation Services	0	0	0	0	0	0
17	Common Facilities in Basement	209	0	0	0	0	0
18	Others, if any	1745	0	0	0	0	0
	TOTAL	2595					

This is issued on specific request of the Promoter M/s Max Estates 128 Pvt. Ltd. For UPRERA Compliance & based on information/data/drawings made available to us

3. We estimate the Total Cost for completion of the project under reference as Rs. 19,947 Lakhs

(Total of column no. 3 in Tables A and Table B) including cost of development of common facilities, The

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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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 15/09/24 is Rs. Nil (Total of column no. 7 in Tables A 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-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

ATUL SAXENA

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No - 8130338494
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