

# sg SANDEEP GOEL

Regd. Valuers, Chartered Engineer & Chartered Surveyors (RICS)  
B.E. (Civil) (AMIE), M.E (Civil), LL.B, Ch. Eng. (I), FIV, MRICS  
Regd.No.- (a) Cat-I/644/182/2015-16 (Wealth Tax)  
(b) Cat-I/644/Vol-II/21/2021-22 (Wealth Tax)  
Regn No. IBBI/RV/05/2019/11930  
under Ministry of corporate Affairs, IBBI

A-1/110, Sector-7  
Rohini, Delhi-110085  
M.9871899229, 9818010954  
Email id: [sandeepgoel110@gmail.com](mailto:sandeepgoel110@gmail.com)  
[valuationsgoffice@gmail.com](mailto:valuationsgoffice@gmail.com)

## Form-REG-2 ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date: 23-01-26

Information as on 23-01-26

**Subject: Certificate of Amount Incurred for Construction and Development of the Project SG ORCHARD Registration\_No-(Applied For) situate in Village / Sector KHASRA NO. 350 & 351 BHOVAPUR, JALALABAD PARAGANA Tehsil GHAZIABAD Competent / Development Authority GHAZIABAD District PIN 201010 admeasuring 15626 sq.mts. area being developed by S.G.ESTATES PRIVATE LIMITED (Promoter Id:UPRERAPRM1978]**

I/We Sandeep Goel have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project SG ORCHARD, Project Id (Applied For) situated on the Khasra No/ Plot no 351 & 350M of village BHOVAPUR, PARAGANA JALALABAD tehsil GHAZIABAD competent/ development authority GHAZIABAD District admeasuring 15626 sq.mts being developed by M/S S.G.ESTATES PRIVATE LIMITED (Promoter Id: UPRERAPRM1978)

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

- SPACE DESIGNER INTERNATIONAL as Architect
- M/s KEEN ASSOCIATE PVT. LTD. as Structural Consultant
- M/s CONSUMMATE ENGINEERING SERVICES PRIVATE LIMITED as MEP Consultant
- MR. PREM SINGH DHANDA 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 - A1

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	20.54					
2	Total Number of Basement and Plinth	1,285.80					
3	Total Number of Podiums	42.91					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	1,499.42					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	790.79					
7	Sanitary Fittings within the Flat/Premises,	215.67					
8	Electrical Fitting within the Flat/Premises	174.59					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	133.51					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	195.13					
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.	256.75					
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.	169.88					
	<b>TOTAL TOWER-1</b>	4,785.00					
<b>Table - A2</b>							
<b>Tower-2</b>							
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	21.70					
2	Total Number of Basement and Plinth	1,358.51					
3	Total Number of Podiums	45.34					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	1,584.21					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	835.51					
7	Sanitary Fittings within the Flat/Premises,	227.87					
8	Electrical Fitting within the Flat/Premises	184.46					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	141.06					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	206.16					
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.	271.27					
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.	179.91					
	<b>TOTAL TOWER-2</b>	5,056.00					

Table - A3



A handwritten signature in blue ink, appearing to be 'Sandeep Goel', written over the bottom right portion of the professional seal.

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	17.21					
2	Total Number of Basement and Plinth	1,077.53					
3	Total Number of Podiums	35.96					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	1,256.55					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	662.70					
7	Sanitary Fittings within the Flat/Premises,	180.74					
8	Electrical Fitting within the Flat/Premises	146.31					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	111.88					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	163.52					
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.	215.16					
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.	142.42					
	<b>TOTAL TOWER-3</b>	4,010.00					



Table - A4							
Tower-4							
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	20.23					
2	Total Number of Basement and Plinth	1,266.43					
3	Total Number of Podiums	42.27					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	1,476.83					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	778.87					
7	Sanitary Fittings within the Flat/Premises,	212.42					
8	Electrical Fitting within the Flat/Premises	171.96					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	131.50					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	192.19					
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.	252.88					
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	167.42					



	Occupancy/Completion Certificate.						
	<b>TOTAL TOWER-4</b>	4,713.00					

Table - A5

Tower-5

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	24.62					
2	Total Number of Basement and Plinth	1,541.40					
3	Total Number of Podiums	51.44					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	1,797.48					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	947.99					
7	Sanitary Fittings within the Flat/Premises,	258.54					
8	Electrical Fitting within the Flat/Premises	209.30					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	160.05					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	233.92					



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.	307.79					
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.	203.48					
	<b>TOTAL TOWER-5</b>	5,736.00					
	<b>Total for All Towers</b>	24,300.00					

(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 - 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	260.77					
2	Water Supply/Drinking Water Facilities	182.54					
3	Sewerage (chamber, lines, Septic Tank, STP)	292.06					
4	Storm Water Drain	260.77					
5	Landscaping & Tree Planting	104.31					
6	Street Lighting	67.80					
7	Community Buildings	-					
8	Treatment & Disposal of Sewage and Sullage water /STP	182.54					
9	Solid Waste Management & Disposal	78.23					



10	Water Conservation, Rainwater Harvesting	52.15					
11	Energy Management/Use of Renewable Energy	78.23					
12	Fire Protection and Fire Safety Requirements	130.39					
13	Electrical Sub Station, Control Panel & Meter Room	260.77					
14	Receiving Station	-					
15	Plan of Development Works	156.46					
16	Emergency Evacuation Services	104.31					
17	Common Facilities in Basement	286.85					
18	Others, if any (please specify)	201.82					
	<b>TOTAL</b>	2,700.00					

3. We estimate the Total Cost for completion of the project under reference as **Rs. 27000 lacs** (Total of column no. 3 in Tables A1, A2, A3, A4, A5. 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 **23-01-2026** is **Rs. 0** (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  
  
MR.  
Signature & Name (IN BLOCK LETTERS) of Engineer : MR. SANDEEP GOEL  
Mobile No. 9871899229  
Email ID sandeepgoel110@gmail.com

