

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)

Information as on 1.09.2025

Subject: Certificate of Percentage of work done for the Project VEWE Street Phase II situated in commercial 8 , Jaipuria Sunrise Greens NH-24 Village Shahpur Bamheta , Ghaziabad under Ghaziabad Development Authority Ghaziabad for plot no. 1,2 &3 admeasuring 187.55 sqm each totaling to 562.65 sqm area being developed by Welcome Vertex Infra Pvt. Ltd

I/We Rabi Akhtar have undertaken assignment as Project Engineer for certifying Percentage of work done for the project VEWE Street situate at commercial 8 , Jaipuria Sunrise Greens NH-24 on Plot no 1,2&3 of village Shahpur Bamheta Ghaziabd under Ghaziabad development authority , Ghaziabad admeasuring 187.55 sqm each totalign to 562.65 sqm area being developed by M/s Welcome Vertex Infra Pvt. Ltd .

1. Following technical professionals are appointed by Promoter:-
(i) M/s/Shri/Smt Syed Azhar Hussain as Licensed Surveyor/Architect
(ii) M/s/Shri/Smt Rabi Akhtaras Structural Consultant
(iii) M/s/Shri/Smt We Design Associates as MEP Consultant
(iv) M/s/Shri/Smt Deepak Vashistha 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 - A							
Building/Wing/ Block /Tower Number or Name		Block 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	0.50					
2	Total Number of Basement and Plinth	50.00					
3	Total Number of Podiums	0.00					
4	Stilt Floor	0.00					
5	Total Number of Slabs of Super Structure	50.00					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	40.00					
7	Sanitary Fittings within the Flat/Premises,	15.00					
8	Electrical Fitting within the Flat/Premises	20.00					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	35.00					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	25.00					
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.	50.00					
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.	24.50					
TOTAL		310.00					



Building/Wing/ Block /Tower Number or Name		Block 2					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (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	Excavation	0.50					
2	Total Number of Basement and Plinth	50.00					
3	Total Number of Podiums	0.00					
4	Stilt Floor	0.00					
5	Total Number of Slabs of Super Structure	50.00					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	40.00					
7	Sanitary Fittings within the Flat/Premises,	15.00					
8	Electrical Fitting within the Flat/Premises	20.00					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	35.00					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	25.00					
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.	50.00					
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.	24.50					
	TOTAL	310.00					

Building/Wing/ Block /Tower Number or Name		Block 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	0.50					
2	Total Number of Basement and Plinth	50.00					
3	Total Number of Podiums	0.00					
4	Stilt Floor	0.00					
5	Total Number of Slabs of Super Structure	50.00					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	40.00					
7	Sanitary Fittings within the Flat/Premises,	15.00					
8	Electrical Fitting within the Flat/Premises	20.00					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	35.00					



10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	25.00					
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.	50.00					
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.	24.50					
	TOTAL	310.00					

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 (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	40.00					
2	Water Supply/Drinking Water Facilities	10.00					
3	Sewerage (chamber, lines, Septic Tank, STP)	10.00					
4	Storm Water Drain	25.00					
5	Landscaping & Tree Planting	25.00					
6	Street Lighting	5.00					
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP	10.00					
9	Solid Waste Management & Disposal	5.00					
10	Water Conservation, Rainwater Harvesting	5.00					
11	Energy Management/Use of Renewable Energy	4.00					
12	Fire Protection and Fire Safety Requirements	15.00					
13	Electrical Sub Station, Control Panel & Meter Room	25.00					
14	Receiving Station	5.00					
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement	10.00					
18	Others, if any (please specify)	6.00					
	TOTAL	200.0					

3. We estimate the Total Cost for completion of the project under reference as Rs.11.30 crore (Total of column no. 3 in Tables A1, A2 & A3 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 01/09/2025 is Rs. Zero (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.

RABI AKHTAR
Mobile NO - 9990644767
Email ID - rzestengineers@gmail.com

Lane-7, Ghaffar Manzil, Jamia Nagar New Delhi-110025
Mail: rzestengineers@gmail.com Website: Rzestengineers.com
Contact: +919990644767. +919958066112

