

ABL STRUCTURE CONSULTANTS PRIVATE LIMITED

D-5/203, CHINTPURNI HOUSE, PRASHANT VIHAR CENTRAL MARKET D-BLOCK, DELHI - 110085

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**Form-REG-2
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.....

Date: 16-02-2026

Information as on 15-02-206

Subject: Certificate of amount incurred on [Project Name: Apex Sky Height and RERA Registration No. Being applied for] for Acquisition and Development of land or/and Construction of Apex Sky Height Tower/Block/Building(s) situate at Jalalabad, Khata No. 389, 235, Khasra No. 1101 & 1099, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Morta, Tehsil Raj Nagar Extension, Competent Authority/Development Authority Ghaziabad, District-Ghaziabad, PIN 201017, admeasuring 1.386 Hectres (13866.38 sq. meter) area, being developed by Value Infratech India Pvt. Ltd] and [Promoter Id: sanbatra19@gmail.com], having Separate A/c No. 325405001928 Bank Name: ICICI Bank

We have undertaken assignment of Estimated Cost for the subject Real Estate Project to [Project Name: Apex Sky Height and RERA Registration No. Being applied for] for Acquisition and Development of land or/and Construction of Apex Sky Height Tower/Block/Building(s) situate at Jalalabad, Khata No. 389, 235, Khasra No.1101 & 1099, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Morta, Tehsil Raj Nagar Extension, Competent Authority/Development Authority Ghaziabad, District-Ghaziabad, PIN 201017, admeasuring 1.227 Hectres (12,270 sq. meter) area, being developed by Value Infratech India Pvt Ltd] and [Promoter Id: sanbatra19@gmail.com], having Separate A/c No. 325405001928 Bank Name: ICICI Bank

1. Following technical professionals were appointed by me for verification / certification of the cost: -&
- &(i) M/s/Shri/Smt Pankaj Nath Andley, Andley associate Pvt. Ltd as Architect &
 - (ii) M/s/Shri/Smt B. K. Singh, ABL STRUCTURE CONSULTENTS Pvt. Ltd. as Structural Designer
 - &(iii) M/s/Shri/Smt Parmod Sharma as MEP Consultant
 - &(iv) M/s/Shri/Smt Satish Sharma as Site Engineer

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-A)

Table - A1 (Tower-A)							
Building/Wing/ Block /Tower Number or Name							
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	18.09	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	975.00					
3	Total Number of Podiums	N/A					
4	Stilt Floor	255.81					
5	Total Number of Slabs of Super Structure	1018.65					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1062.31					
7	Sanitary Fittings within the Flat/Premises,	103.07					
8	Electrical Fitting within the Flat/Premises	133.09					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	64.42					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	358.77					
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.	441.97					
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.	15.46					
TOTAL		4446.64					

Table - A2 (Tower-B)

Table - A2 (Tower-B)							
Building/Wing/ Block /Tower Number or Name							
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)

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1	Excavation	18.09	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	975.00					
3	Total Number of Podiums	N/A					
4	Stilt Floor	255.81					
5	Total Number of Slabs of Super Structure	1018.65					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1062.31					
7	Sanitary Fittings within the Flat/Premises,	103.07					
8	Electrical Fitting within the Flat/Premises	133.09					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	64.42					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	358.77					
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.	441.97					
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.	15.46					
	TOTAL	4446.64					


Table - A3 (Tower-C)

Building/Wing/ Block /Tower Number or Name							
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	19.26	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	1038.10					
3	Total Number of Podiums	N/A					
4	Stilt Floor	272.36					
5	Total Number of Slabs of Super Structure	1084.57					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1131.05					
7	Sanitary Fittings within the Flat/Premises,	109.74					
8	Electrical Fitting within the Flat/Premises	141.70					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	68.59					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	381.98					
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.	470.58					
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.	16.46					
	TOTAL	4734.41					

Table - A4 (Tower-D)

Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8

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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	19.26	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	1038.10					
3	Total Number of Podiums	N/A					
4	Stilt Floor	272.36					
5	Total Number of Slabs of Super Structure	1084.57					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1131.05					
7	Sanitary Fittings within the Flat/Premises,	109.74					
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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	68.59					
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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.	470.58					
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.	16.46					
	TOTAL	4734.41					

For ABL Structure Consultants Pvt. Ltd.


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(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	202.67	0.00	0%	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	101.33					
3	Sewerage (chamber, lines, Septic Tank, STP)	104.58					
4	Storm Water Drain	104.58					
5	Landscaping & Tree Planting	35.00					
6	Street Lighting	101.33					
7	Community Buildings	244.46					
8	Treatment & Disposal of Sewage and Sullage water /STP	263.46					
9	Solid Waste Management & Disposal	40.54					
10	Water Conservation, Rainwater Harvesting	202.67					
11	Energy Management/Use of Renewable Energy	60.80					
12	Fire Protection and Fire Safety Requirements	287.78					
13	Electrical Sub Station, Control Panel & Meter Room	284.75					
14	Receiving Station	152.00					
15	Plan of Development Works	65.07					
16	Emergency Evacuation Services	60.80					
17	Common Facilities in Basement	60.80					
18	Others, if any (please specify)	224.76					
	TOTAL	2597.35					

3. We estimate the Total Cost for completion of the project under reference as Rs. 21151.00 Laes (Total of column no. 3 in Tables A1, A2,A3,A4 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 16-02-2026 is Rs. 0.00 (Total of column no. 7 in Tables A1, A2,A3,A4 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.

For ABL Structure Consultants Pvt. Ltd.


Authorized Signatory

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

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Email ID