

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: 08.09.2025

Information as on 07.09.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Vaishno Manor Apartment, situated at Jail Road, Tehsil - Koil, District Aligarh - 202001 Competent / Development Authority - Aligarh Development Authority, admeasuring 9478.50 sq.mts. area being developed by Jadon Builder & Developer .

I/We KRASHNA GOPAL have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Vaishno Manor Apartment situated on the Khasra No. 978/2, 982/1 Jail Road, Tehsil - Koil, District Aligarh - 202001 Competent / Development Authority - Aligarh Development Authority, admeasuring 9478.50 sq.mts. area being developed by Jadon Builder & Developer .

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

- (i) M/s/Shri/Smt. KRASHNA GOPAL as Licensed Surveyor / Architect
(ii) M/s/Shri/Smt SHAKEEL AHMAD as Structural Consultant
(iii) M/s/Shri/Smt KRASHNA GOPAL 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)

Table - A1

Building/Wing/ Block /Tower Number or Name		Gold					
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	10	10	100%	10.00	10.00	100%
2	Total Number of Basement and Plinth	200	172	86%	172.00	172.00	86%
3	Total Number of Podiums	0	0	0	-	-	0
4	Stilt Floor	75	56.25	75%	56.25	56.25	75%
5	Total Number of Slabs of Super Structure	720	144	20%	144.00	144.00	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	310	62	20%	62.00	62.00	20%
7	Sanitary Fittings within the Flat/Premises,	110	0	0	-	-	0
8	Electrical Fitting within the Flat/Premises	60	0	0	-	-	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	55	0	0	-	-	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	20	0	0	-	-	0
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.	20	0	0	-	-	0
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.	20	0	0	-	-	0
TOTAL		1600	444.25	27.76%	444.25	444.25	27.765625

Table - A2

Building/Wing/ Block /Tower Number or Name		Pearl					
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	10	0	0	0	0	0
2	Total Number of Basement and Plinth	190	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	75	0	0	0	0	0
5	Total Number of Slabs of Super Structure	700	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	300	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	110	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	60	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	55	0	0	0	0	0



10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	20	0	0	0	0	0
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.	20	0	0	0	0	0
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.	20	0	0	0	0	0
TOTAL		1560	0	0	0	0	0

Table -A3

Building/Wing/ Block /Tower Number or Name		Ruby					
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	10	0	0	0	0	0
2	Total Number of Basement and Plinth	180	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	70	0	0	0	0	0
5	Total Number of Slabs of Super Structure	660	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	280	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	110	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	55	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	50	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	20	0	0	0	0	0
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.	20	0	0	0	0	0
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.	20	0	0	0	0	0
TOTAL		1475	0	0	0	0	0



(Signature)

Total of all 3 Towers (Gold , Ruby & Pearl)	4635	444.25	9.58%	444.25	444.25	9.584681769
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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	85	17	20%	17	17	20
2	Water Supply/Drinking Water Facilities	50	5	10%	5	5	10
3	Sewerage (chamber, lines, Septic Tank, STP)	50	0	0	0	0	0
4	Storm Water Drain	30	0	0	0	0	0
5	Landscaping & Tree Planting	30	0	0	0	0	0
6	Street Lighting	70	0	0	0	0	0
7	Community Buildings	0	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	20	0	0	0	0	0
9	Solid Waste Management & Disposal	10	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	40	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	40	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	40	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	100	0	0	0	0	0
14	Receiving Station	100	0	0	0	0	0
15	Plan of Development Works	0	0	0	0	0	0
16	Emergency Evacuation Services	25	0	0	0	0	0
17	Common Facilities in Basement	10	0	0	0	0	0
18	Others, if any (please specify)	50	0	0	0	0	0
	TOTAL	750	22	2.93%	22	22	2.933333333

3. We estimate the Total Cost for completion of the project under reference as Rs. 5385 Lacs (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 07.09.2025 is Rs. 466.25 lacs (Total of column no. 7 in Tables A1, A2, A3 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, A3.

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
SHAKEEL AHMAD
Signature & Name (IN BLOCK LETTERS) of Engineer
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