



**ENGINEER'S CERTIFICATE (On Letter Head)**

Form-REG-2

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

No.1

Date:17/02/2026

Information as on 17/02/2026

**Subject: Certificate of Amount Incurred for Construction and Development of the Project "The Hive", Project Registration No-Applied For, situated in Sector-L, Anand Vihar, Tehsil Hapur, Competent / Development Authority -Hapur Development Authority, District- Hapur, PIN- 245101, admeasuring 10,850 sq.mts. area being developed by Modulux Elite Build LLP with Promoter Id UPRERAPRM437649.**

I/We NNC Design International have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project The Hive, situated on the Sector-L of village-Anand Vihar, Tehsil- Hapur, competent/ development authority-Hapur Development Authority, District-Hapur, PIN-245101, admeasuring 10,850 sq.mts area being developed by Modulux Elite Build LLP with Promoter Id UPRERAPRM437649.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s Space Design International as Licensed Surveyor / Architect
- (ii) M/s NNC Design International as Structural Consultant
- (iii) M/s Maverick Engineering Consultants (P) Ltd as MEP Consultant
- (iv) Shri K C sharma 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 Building 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)

<b>Commercial Building</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	75.00	0.00	0.00	0.00	0.00	0.00
2	Total Number of Basement and Plinth	800.00	0.00	0.00	0.00	0.00	0.00
3	Total Number of Podiums	0.00	0.00	0.00	0.00	0.00	0.00
4	Stilt Floor	0.00	0.00	0.00	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	1100.00	0.00	0.00	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	900.00	0.00	0.00	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	200.00	0.00	0.00	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	550.00	0.00	0.00	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	400.00	0.00	0.00	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1200.00	0.00	0.00	0.00	0.00	0.00
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.	1350.00	0.00	0.00	0.00	0.00	0.00
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.	200.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL</b>	<b>6775.00</b>					

(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.....)

**NNC DESIGN INTERNATIONAL**  
CONSULTING ENGINEERS

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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	150.00	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	50.00	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	50.00	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	25.00	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	50.00	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	25.00	0.00	0.00	0.00	0.00	0.00
7	Community Buildings	NA	0.00	0.00	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	100.00	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	25.00	0.00	0.00	0.00	0.00	0.00
10	Water Conservation, Rainwater Harvesting	25.00	0.00	0.00	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	20.00	0.00	0.00	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	150.00	0.00	0.00	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	450.00	0.00	0.00	0.00	0.00	0.00
14	Receiving Station		0.00	0.00	0.00	0.00	0.00
15	Plan of Development Works		0.00	0.00	0.00	0.00	0.00
16	Emergency Evacuation Services	30.00	0.00	0.00	0.00	0.00	0.00
17	Common Facilities in Basement	50.00	0.00	0.00	0.00	0.00	0.00
18	Others, if any (Site Mobilisation)	100.00	74.87	74.87%	74.87	74.87	74.87%
	<b>TOTAL</b>	<b>1300.00</b>					

3. We estimate the Total Cost for completion of the project under reference as Rs.8075 Lacs (Total of column no. 3 in Tables A1, A2... 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 17.02.2026 is Rs.74.87 Lacs (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 Building 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 Building 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

Signature & Name of Engineer

Name MAQSD E NAZAR

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