

* Structural Engineers * Govt. Regd. Valuers * Chartered Engineers (Civil)

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GSTIN NO. - 09ACHPR3753Q1ZQ

ENGINEER'S CERTIFICATE

Form-REG-2

Subject : Certificate for Percentage of Completion of Development Work of the Project SHEEL KUNJ EXTENSION situated at Khasra No's.485Part, 487part, 490Part, 616Part, & 617PartVillage Mukkarabpur Palehra, Tehsil Sardhana, Distt, Meerut, as approved by Meerut Development Authority, Meerut, Layout No.MDA-LD/2025-26/0605 on the land admeasuring 8286.93 sq.mts. area being developed by Indus Valley Promoters Limited.

I/We Gaurav Rastogi have undertaken assignment as Structural Consultant for certifying the Percentage of Completion of Work for the plotted development of the above mentioned project SHEEL KUNJ EXTENSION situated at Khasra No's.485Part, 487part, 490Part, 616Part, & 617PartVillage Mukkarabpur Palehra, Tehsil Sardhana, Distt, Meerut, in accordance with the approved layout plan by Meerut Development Authority (M.D.A) on the land admeasuring 8286.63 sq.mts. area, being developed by Indus Valley Promoters Limited.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Shri Arvind Rastogi as L.S. / Architect ;
- (ii) M/s Gaurav & Associates, Meerut as Structural Consultant
- (iii) Shri Gulshan Kumar as Project Manager

Table - A - Not Applicable

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S.No	Internal/External Development Work	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)
1	Demarkation of Plots	1,750,000	-				
2	Boundar Wall	3,200,000	-				
3	Road Work	2,000,000	-				
4	Footpaths	400,000	-				
5	Water Supply including Drinking Water Facilities	1,200,000	-				
6	Sewer System	1,400,000	-				
7	Storm Water Drain	1,400,000	-				
8	Parks	1,400,000	-				
9	Tree Planting	400,000	-				
10	Design for Electric Supply including Street Light	3,000,000	-				
11	Water Conservation, Rainwater Harvesting	500,000	-				
12	Community Buildings	-					
13	Treatment & Disposal of Sewage and Sullage water /STP	-					
14	Solid Waste Management & Disposal	-					
15	Energy Management/Use of Renewable Energy	-					
16	Fire Protection and Fire Safety Requirements	-					
17	Social Infrastructure And Other Public Amenities Including Public Health Services	-					
18	Emergency Evacuation Services	-					
19	Other Miscellaneous Work	-					
	TOTAL	16,650,000	-				

Handwritten signature and date: 26/02/2026

Dr. (Er.) GAURAV RASTOGI
 Ph.D., M. Tech. (Structural Engg.)
 F.I.E. (India), F-119485/9
 F.I.V., Chartered Engineer (Civil)
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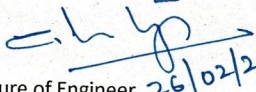
2. We estimate the Total Cost for completion of the project under reference as Rs.166.50 Lacs (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required 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.

3. The admissible expenditure till 26-02-2026 is Rs. NIL (Total of column no. 7 in Tables A1, A2.... and Table B)).

4. 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) 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.....

6) 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.


26/02/2026

Signature of Engineer

Name : Gaurav Rastogi

Address : 101-E, Aditya Palce, Garh Road, Meerut

Dated : 26.02.2026

Dr. (Er.) GAURAV RASTOGI
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F.I.V., Chartered Engineer (Civil)
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