



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: PV/SHR/01/2025

Date : 08.08.2025

Information as on : 08.08.2025

Subject:

Certificate of Amount Incurred for Construction and Development of the Project THE HORIZON RESIDENCES, Project Registration UPRERA NO. TO BE APPLIED situated on the Plot no 10 (10/2) , Tehsil Ghaziabad, Competent / Development Authority- Ghaziabad, District Ghaziabad Vaibhav Khand, Indirapuram, Pin - 201014 admeasuring 7822 Sq.mtrs Area being developed by M/s Roseberry Developers Pvt. Ltd.

I Rajani Gupta from Precision Valtech have undertaken assignment as Project Engineer for certifying the amount incurred for the Work done on the Project THE HORIZON RESIDENCES, situated on the Plot no 10 (10/2), Tehsil Ghaziabad, Competent / Development Authority- Ghaziabad, District Ghaziabad Vaibhav Khand, Indirapuram, Pin - 201014 admeasuring 7822 Sq.mtrs Area being developed by M/s Roseberry Developers Pvt. Ltd.

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

- (i) Shri Ateesh Agarwal (Atwin) as Architect
- (ii) Shri V.D. Sharma as Structural Consultant
- (iii) Shri V. Kukreja Consultants as MEP Consultant
- (iv) Shri Aditya Singh as Project Incharge

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:.





TABLE- A

1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimate Cost (In Lacs)	Amount Incurred till now(In Lacs)	% 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 7 / Column 3)
1	Excavation	100		0%			
2	Total number of Basement and Plinth	3000		0%			
3	Total number of Podiums	N.A		-			
4	Stilt Floor	450		0%			
5	Total Number of Slabs of Super Structure	11000		0%			
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises.	10000		0%			
7	Sanitary Fittings within the Flat/Premises	1250		0%			
8	Electrical Fittings within the Flat/premises.	1800		0%			
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts.	1000		0%			
10	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /wing, Overhead and Underground Water Tank.	1000		0%			
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electrical mechanical equipments etc.	1200		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.	100		0%			
	Total	30900					





TABLE - B

Cost Incurred on Internal & 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 (Common Facilities)	Total Estimate Cost(In Lacs)	Amount Incurred till now (In Lacs)	% 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 7 / Column 3)
1	Internal Roads & Footpaths	46		0%			
2	Water Supply / Drinking Water Facilities	100		0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	150		0%			
4	Storm Water Drains	100		0%			
5	Landscaping & Tree Planting	245		0%			
6	Street Lighting	100		0%			
7	Community Buildings	600		0%			
8	Treatment and disposal of sewage and sullage water / STP	50		0%			
9	Solid Waste management & Disposal	50		0%			
10	Water conservation, Rain water harvesting	75		0%			
11	Energy management / Use of Renewable Energy	100		0%			
12	Fire protection and fire safety requirements	1000		0%			
13	Electrical sub-station, Control Panel & Meter Room	500		0%			
14	Receiving Station	-		-			
15	Plan of Development Works	150		0%			
16	Emergency Evacuation Services	50		0%			
17	Common Facilities in Basement	50		0%			
18	Others, if any (please specify) (HVAC) etc.	1500					





Total	4866						
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We estimated the Total Cost for completion of the project under reference as Rs. 357.66 cr. (Total of Column no. 3 in Tables A1, A2..... And Table B) including cost of the 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 Authority under whose jurisdiction the mentioned project is being developed.

The admissible expenditure till 08.08.2025 is Rs. Zero (Total of column no. 7 in tables A1, A2..... And Table B).

Based on site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wings/Block/Tower and allied works of the aforesaid Real estate Project, I certify that 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..... 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 : Rajani Gupta



Mobile No. : 8588843840

Email Id: rajanigupta05@gmail.com