



**SHREE
VENKATADRI
ASSOCIATES**

GOVERNMENT REGISTERED VALUERS & CHARTERED ENGINEERS

VALUATION OF IMMOVABLE PROPERTIES, PLANT & MACHINERY, STOCK AUDITS, CIVIL ENGINEERING SERVICES.

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:

Date: 25/08/2025

Information as on: 25-06-2025

Subject : Certificate of Amount Incurred for Construction and Development of the Project of Construction Work of Project EWS City -1, consisting of 3 Residential Towers of the Project UPRERA Registration Number - NA, situated on the Kh. No./Plot No. 46, 47 of Village- Mithepur and Kh. No. 126, 128, 129 of Village Mirzapur, Competent/ Development authority is Ghaziabad Development Authority, District Ghaziabad - 201010, admeasuring 16,333.97 sqmts. area being developed by SGS Construction & Developers Pvt Ltd

We, Venkatadri Associates have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project EWS City -1, consisting of 3 Residential Towers of the Project, situated on the Kh. No./Plot No. 46, 47 of Village- Mithepur and Kh. No. 126, 128, 129 of Village Mirzapur. Competent/ development authoritys Ghaziabad Development Authority, District Ghaziabad - 201010, admeasuring 16,333.97 sq.mts. area being developed by SGS Construction & Developers Pvt Ltd.

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

- (i) M/s. Hafeez Contrator as Architect
- (ii) M/s. R K Bola, Civtech Consultants Pvt. Ltd, as Structural Consultant
- (iii) Mr. Sandeep Goel as MEP Consultant
- (iv) Mr. Kamal Kant 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(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 Number/ Name		Tower A1					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-1	Exp Computed as per REG-1 (Col 3 X Col 5)	Admisable Exp (Lower Col 4 and Col 6)	Value of work Done in % as per admissible Exp (Col 7/Col 3)
1	Excavation	124	124	100%	124.07	124.07	100%

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2	Total number of Basement(s) and Plinth	-	-	-	-	-	0%
3	Total number of Podiums	-	-	-	-	-	0%
4	Stilt Floor	-	-	-	-	-	0%
5	Total number of Slabs of Super Structure	3,983	579	15%	579.46	579.46	15%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	1,142	-	-	-	-	0%
7	Sanitary Fittings within the Flat/Premises	309	-	-	-	-	0%
8	Electrical Fittings within the Flat/premises	381	-	-	-	-	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	582	-	-	-	-	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/ Wing/Block/Tower	252	-	-	-	-	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	91	-	-	-	-	0%
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate	109	-	-	-	-	0%
Total		6,974	703.53	10%	703.53	703.53	10%

(In Rs.lac)

Table - A2							
Tower Number/ Name		Tower A2					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-1	Exp Computed as per REG-1 (Col 3 X Col 5)	Admisable Exp (Lower Col 4 and Col 6)	Value of work Done in % as per admissible Exp (Col 7/Col 3)
1	Excavation	120	120	100%	120.37	120.37	100%
2	Total number of Basement(s) and Plinth	-	-	-	-	-	0%
3	Total number of Podiums	-	-	-	-	-	0%
4	Stilt Floor	-	-	-	-	-	0%



5	Total number of Slabs of Super Structure	3,864	562	15%	562.20	562.20	15%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,108	-		-	-	0%
7	Sanitary Fittings within the Flat/Premises,	300	-		-	-	0%
8	Electrical Fittings within the Flat/premises	370	-		-	-	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	565	-		-	-	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	244	-		-	-	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	88	-		-	-	0%
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate	106	-		-	-	0%
Total		6,766	682.57	10%	682.57	682.57	10%

Table - A3							
Tower Number/ Name		Tower A3					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-1	Exp Computed as per REG-1 (Col 3 X Col 5)	Admisable Exp (Lower Col 4 and Col 6)	Value of work Done in % as per admissible Exp (Col 7/Col 3)
1	Excavation	158	158	100%	158.28	158.28	100%
2	Total number of Basement(s) and Plinth	-	-		-	-	0%
3	Total number of Podiums		-		-	-	0%
4	Stilt Floor		-		-	-	0%
5	Total number of Slabs of Super Structure	5,081	739	15%	739.29	739.29	15%



6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,458	-	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	394	-	-	-	0%
8	Electrical Fittings within the Flat/premises	486	-	-	-	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	742	-	-	-	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	321	-	-	-	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	116	-	-	-	0%
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate	140	-	-	-	0%
Total		8,897	897.57	10%	897.57	10%

Table B:

Cost incurred on Internal & External Development Works (Common facilities) in respect of the Entire Registered Project
(In Rs Lakhs)

1	2	3	4	5	6	7	8
Sr. No.	Internal & External Development Works (Common facilities)	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-1	Exp Computed as per REG-1 (Col 3 X Col 5)	Admisable Exp (Lower Col 4 and Col 6)	Value of work Done in % as per admissible Exp (Col 7/Col 3)
1	Internal Roads & Footpaths	-	-	-	-	-	0%
2	Water Supply/Drinking Water Facilities	92	-	-	-	-	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	710	-	-	-	-	0%
4	Strom Water Drains	44	-	-	-	-	0%
5	Landscaping & Tree Planting	592	-	-	-	-	0%
6	Street Lighting	73	-	-	-	-	0%
7	Community Buildings	-	-	-	-	-	0%



8	Treatment and disposal of sewage and sullage water/STP	176	-	-	-	0%
9	Solid Waste management & Disposal	-	-	-	-	0%
10	Water conservation, Rain water harvesting	-	-	-	-	0%
11	Energy management/Use of Renewable Energy	27	-	-	-	0%
12	Fire protection and fire safety requirements	643	-	-	-	0%
13	Electrical sub-station, Control Panel & Meter Room	406	-	-	-	0%
14	Receiving Station	-	-	-	-	0%
15	Plan of Development Works	-	-	-	-	0%
16	Emergency Evacuation Services	-	-	-	-	0%
17	Common Facilities in Basement	-	-	-	-	0%
18	Other, if any (please specify)	15	-	-	-	0%
	Total	2,778	-	0%	-	0%

3. I, estimated the Total Cost for completion of the project under reference as Rs.25,414.60 Lakhs Including the cost of development of common facilities. The estimated total cost of the 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 Comptent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible Exp till 25-06-2025 is Rs. 2,284 Lakhs (Total of Column no 7 in Tables A1, A2, A3, Table B)

5. Based on the site inspection and estimated cost calculation with respect each towers and allied works of the aforesaid Real estate project. I certify as follows-

5.1) As on the date of this certificate the percentage of admissible cost incurred for each of the towers of the Real estate project as per table A1-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



(Handwritten Signature)

R. VINOD KUMAR BE, MIE, FIV
Approved Valuer And Chartered Engineer
Reg. No. FIV/26072/M-1553113

Signature of the Chartered Engineer
Name- VINOD KUMAR R
(FIV No. F:26072, IEI No. M-1553113)
(SVA/305/GEN)