

ER.HIMANSHU SINGH KUSHWAHA
CHARTERED ENGINEER (INDIA)
B.E.,M-TECH (CIVIL / STRUCTURE/ ENVIRONMENT)
I.E.I./AWAS BANDHU U.P. - AM1917016/10082021
I.O.V. - A-31106 , R.V.F.-IOVRVF/M/L&B/12209
LIC.NO. - R.A.L. - 01/2018
MOB:-9165003333,9589903333
EMAIL:-NEELMURTI3333@GMAIL.COM
WEBSITE:- WWW.NEELMURTLIN



- Architectural Service
 - Engineering Service
 - Valuer Land and Building
 - Environment Service
 - Infrastructure Management
 - Land Surveying Services
 - Building Contractor
 - Geological Investigation
- G.S.T. - 09JHNPS2161H2ZQ**
PEN - JHNPS2161H

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.....

Date: 20-02-2026

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project SHASHI ESTATE <Project_Registration_No> situate in Village / Sector KOCHHA BHANWAR Tehsil JHANSI Competent / Development Authority JHANSI DEVELOPMENT AUTHORITY District JHANSI PIN 284001 admeasuring 3160 sq.mts. area being developed by [KUMARI SHASHI AGRAWAL, Promoter ID]

I/We Himanshu Singh Kushwaha have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Shashi Estate <Project Id>, situate on the Khasra No/ Plot no 203 of village Kochha Bhanwar, Tehsil - Jhansi, Competent/ Development Authority- Jhansi Development Authority, District - Jhansi, PIN 284001, admeasuring 3160 sq.mts area being developed by Kumari Shashi Agrawal, Promoter's Id>

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

- (i) Shri SIRJAN JAIN as Licensed Surveyor / Architect
- (ii) Shri DEVESH PANDEY as Structural Consultant
- (iii) Shri SARTHAK SINGH GAUTAM as MEP Consultant
- (iv) Shri AMAN KRISHNA 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 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 - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (In Lakhs)	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	11	11	100			
2	Total Number of Basement and Plinth	160		0			
3	Total Number of Podiums	0		0			
4	Stilt Floor	105		0			
5	Total Number of Slabs of Super Structure	530		0			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	285		0			
7	Sanitary Fittings within the Flat/Premises,	108		0			
8	Electrical Fitting within the Flat/Premises	162		0			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	100		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	100		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.	180		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.	10		0			
	TOTAL	1751					



(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.....)

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 (In Lakhs)	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	10		0			
2	Water Supply/Drinking Water Facilities	50		0			
3	Sewerage (chamber, lines, Septic Tank, STP)	75		0			
4	Storm Water Drain	15		0			
5	Landscaping & Tree Planting	10		0			
6	Street Lighting	15		0			
7	Community Buildings	0		0			
8	Treatment & Disposal of Sewage and Sullage water /STP	50		0			
9	Solid Waste Management & Disposal	0		0			
10	Water Conservation, Rainwater Harvesting	20		0			
11	Energy Management/Use of Renewable Energy	20		0			
12	Fire Protection and Fire Safety Requirements	180		0			
13	Electrical Sub Station, Control Panel & Meter Room	25		0			
14	Receiving Station	0		0			
15	Plan of Development Works	75		0			
16	Emergency Evacuation Services	0		0			
17	Common Facilities in Basement	10		0			
18	Others, if any (please specify)	80		0			
	TOTAL	635		0			

3. We estimate the Total Cost for completion of the project under reference as Rs 23.86 Cr (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 20-02-2026 is Rs.11 Lacs (Total of column no. 7 in Tables A1, A2.... 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.....

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



HIMANSHU SINGH KUSHWAHA
Mobile No. 9165003333
Email ID. neelmurti3333@gmail.com

NMC

**Address : NH-44, DHANLAKSHMI ,RESIDENCY JHASHI-SAGAR BYPASS ROAD
LALITPUR , 284403, U.P, India**