

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

Form-REG-2

ENGINEERS CERTIFICATE

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

Date : 27.01.2026

Information as on 20.01.2026

Subject: -Certificate of amount Incurred for Construction and Development Work of the Project **"Delta Square 1"** UPRERA Registration Number-**Applied for "Commercial Tower"** having **B1+LGF+GF+16floors+Terrace** situated on the **Commercial Plot No. C-4, Sector- DELTA-1, Greater Noida (U.P., Uttar Pradesh Pin Code: 201310.** Competent/Development authority-**"GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, admeasuring 3600. Sq Mtrs.** Area being developed by the Promoter **"BABAGREEN INFRABUILD PRIVATE LIMITED"** Promoter ID (UPRERAPRM440074)

I, Atul Saxena have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **"Delta Square 1"** UPRERA Registration Number-**Applied for "Commercial Tower"** having **B1 + LGF + GF + 16 Floors + Terrace** situated on the **Commercial Plot No. C-4, Sector- DELTA-1, Greater Noida, Uttar Pradesh Pin- 201310.** Competent/Development authority-**"GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, admeasuring 3600. Sq.Mtrs.** Area being developed by the Promoter **"M/s. BABAGREEN INFRABUILD PRIVATE LIMITED"** Promoter ID(UPRERAPRM440074)

Following technical professionals are appointed by Promoter and were consulted by me for verification /certification of the cost:

- | | | |
|----|------------------------------------|----------------------------------|
| a) | M/s Manish Jain & Associate | as Licensed Surveyor / Architect |
| b) | M/s. Abha Gupta | as Structural Consultant. |
| c) | M/s. Parveen Soni & Shishir Sharma | as MEP Consultant. |
| d) | Mr. Mohit | as Site Engineer/Supervisor. |

2. The project is still ongoing. We have estimated the cost of the completion of the Civil, MEP and allied works, of the Blocks/Building(s) of the project. Our estimated cost calculations are based on the drawings/plans/details 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 A1, and Table B.

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

(In Rs. Lakhs)							
Table –A1							
Commercial Tower		B1 + LGF + GF + 16 Floors + Terrace					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	61	0	0%	0	0	0%
2	Total Number of Basement and Plinth	606	0	0%	0	0	0%
3	Total Number of Podiums	NA	0	0%	0	0	0%
4	Stilt Floor	390	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	525	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	1862	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	405	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	500	0	0%	0	0	0%
9	Staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	200	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	300	0	0%	0	0	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.	310	0	0%	0	0	0%

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

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.	224	0	0%	0	0	0%
TOTAL		10108	0	0%	0	0	0%

(In Rs. Lakhs)

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 (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 7/Column 3)
1	Internal Roads & Footpaths	80	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	45	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	75	0	0%	0	0	0%
4	Storm Water Drain	23	0	0%	0	0	0%
5	Landscaping & Tree Planting	30	0	0%	0	0	0%
6	Street Lighting	13	0	0%	0	0	0%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water STP	30	0	0%	0	0	0%
9	Solid Waste Management & Disposal	70	0	0%	0	0	0%
10	Water Conservation, Rainwater	20	0	0%	0	0	0%

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector-62, Noida

	harvesting						
11	Energy Management/Use of Renewable Energy	54	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	100	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	100	0	0%	0	0	0%
14	Receiving Station	50	0	0%	0	0	0%
15	Plan of Development Works	12	0	0%	0	0	0%
16	Emergency Evacuation Services	6	0	0%	0	0	0%
17	Common Facilities in Basement	12	0	0%	0	0	0%
18	Others, if any	0	0	0%	0	0	0%
	TOTAL	720	0	0%	0	0	0%

3. We estimated the Total Cost for completion of the project under reference is **Rs. 10828/-Lakhs** (Total of Column no. 3 in Tables A1, 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 require to be completed for obtaining Occupation Certificate / Completion Certificate for the Project from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being developed.
4. The admissible expenditure till **20/01/2026** is calculated at **Rs. NIL /- Lakhs** only [Total of column no.7 TablesA1, and B]. The amount of estimated cost incurred is calculated based on amount of total estimated cost.
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 is as per Table-A1.
 - 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

Engineer – ATUL SAXENA
Mobile No. 8130338494
Email ID: atul123_saxena@yahoo.co.in