



Ref. No. :

Date :

ENGINEER'S CERTIFICATE

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 PGCMEC 01

Date: 29.04.2026

Information as on 29.04.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project <PRATEEK GRAND CITY MALL AT PLOT NO. CP-01, PART OF 4/BS-01& 05 AT PRATEEK GRAND CITY SIDHARTH > situate in PART OF PLOT NO.-04/BS-05 AND 04/BS-01, Sidhartha vihar ,NH 24, Ghaziabad UP. Competent / Development Authority U.P. AWAS EVAM VIKAS PARISHAD District Ghaziabad PIN 201009 admeasuring 5557.88 sq.mts. area being developed by [PRATEEK REALTORS INDIA PVT. LTD.]

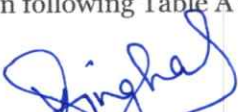
I/We YASH ASSOCIATES have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <PRATEEK GRAND CITY MALL> <New registration>, situate on the Khasra No/ Plot no CP-01, PART OF PLOT NO.-04/BS-05 AND 04/BS-01, Sidhartha vihar ,NH 24, Ghaziabad UP Tehsil Ghaziabad Competent/ Development Authority U.P. AWAS EVAM VIKAS PARISHAD District Ghaziabad PIN 201009 admeasuring 5557.88 sq.mts area being developed by <PRATEEK REALTORS INDIA PVT. LTD.>< New registration>

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

- M/s Anuj Agarwal Architects And Design & Development By M/S Architect Hafeez Contractor as Licensed Surveyor / Architect
- M/s Optimum design Pvt. Ltd. as Structural Consultant
- M/s CESPL as MEP Consultant
- Shri Rajesh Kr. Agarwal Site Supervisor

2. The project is Proposed. 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:




ER. YASH SINGHAL
B.E (CIVIL) AMIEI (INDIA)
CHARTERED ENGINEER
REGD. No.- AM1961694
AWAS BANDHU LICENSED ER.
REGD. No. AM1961694/10052022
GOVT. APPROVED CHARTERED VALUER
REGD. No.- CAT/VA-7026

AHS-437, 4th Floor, Aditya High Street,
Lal Kaun, Ghaziabad.

56, Mansarovar Colony, Near Khurja Road,
Distt. Bulandshahr-203001 Uttar Pradesh (India).



YASH ASSOCIATES

A Complete HUB for Engineering and Architecture Solution

+91 9058 88 2476

er.yashassociates@gmail.com

Architecture Map Approval | Architecture Drawings | Valuation
Vastu Consultancy | Construction Consultancy | Interior Designing

ER. YASH SINGHAL

B.E. (CIVIL), A.M.I.E.I. (INDIA)
CHARTERED ENGINEER

CHARTERED APPROVED VALUER
LICENSED ENGINEER AWAS BANDHU UP

GSTIN : 09FXIPS5340P1ZJ
HSN CODE : 998321

Ref. No. :

Date :

(in Rs Lac)

Table - A

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 (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	200					
2	Total Number of Basement and Plinth	800					
3	Total Number of Podiums						
4	Stilt Floor/LGF	400					
5	Total Number of Slabs of Super Structure	2250					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1700					
7	Sanitary Fittings within the Flat/Premises,	100					
8	Electrical Fitting within the Flat/Premises	1000					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	200					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	500					
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.	1375					
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.	450					
	TOTAL	8975					

ER. YASH SINGHAL
B.E (CIVIL) AMIEI (INDIA)
CHARTERED ENGINEER
REGD. No.- AM1961694
AWAS BANDHU LICENSED ER.
REGD. No. AM1961694/10052022
GOVT. APPROVED CHARTERED VALUER
REGD. No.- CAT-I-A-7026



AHS-437, 4th Floor, Aditya High Street,
Lal Kaun, Ghaziabad.

56, Mansarovar Colony, Near Khurja Road,
Distt. Bulandshahr-203001 Uttar Pradesh (India).



YASH ASSOCIATES

A Complete HUB for Engineering and Architecture Solution

+91 9058 88 2476

er.yashassociates@gmail.com

Architecture Map Approval | Architecture Drawings | Valuation
Vastu Consultancy | Construction Consultancy | Interior Designing

ER. YASH SINGHAL

B.E. (CIVIL), A.M.I.E.I. (INDIA)

CHARTERED ENGINEER

CHARTERED APPROVED VALUER

LICENSED ENGINEER AWAS BANDHU UP

GSTIN : 09FXIPS5340P1ZJ
HSN CODE : 998321

Ref. No. :

Date :

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Build+B25152ing/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)

2	3	4	5	6	7	8
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 No. 7 / Column No. 3)
Internal Roads & Footpaths	75					
Water Supply/Drinking Water Facilities	50					
Sewerage (chamber, lines, Septic Tank, STP)	50					
Storm Water Drain	20					
Landscaping & Tree Planting	150					
Street Lighting	60					
Community Buildings						
Treatment & Disposal of Sewage and Sullage water /STP	57					
Solid Waste Management & Disposal	50					
Water Conservation, Rainwater Harvesting	100					
Energy Management/Use of Renewable Energy	50					
Fire Protection and Fire Safety Requirements	100					
Electrical Sub Station, Control Panel & Meter Room	100					
Receiving Station						
Plan of Development Works						
Emergency Evacuation Services						
Common Facilities in Basement						
Others, if any (Project clearance, rera, architects and other consultants)	150					
TOTAL	1021					

3. We estimate the Total Cost for completion of the project under reference as Rs. 9996 (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 29.04.2026 is: Rs. Nil (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.

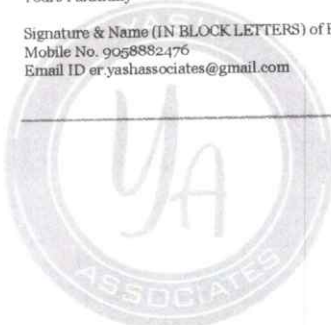
Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No. 9058882476
Email ID er.yashassociates@gmail.com

YASH SINGHAL

Digitally signed
by YASH SINGHAL

Date: 2026.04.29
12:19:21 +05'30'



AHS-437, 4th Floor, Aditya High Street,
Lal Kaun, Ghaziabad.

56, Mansarovar Colony, Near Khurja Road,
Distt. Bulandshahr-203001 Uttar Pradesh (India).