



Ashish Sahu DIMENSION ARCH

ARCHITECTURAL | STRUCTURAL ENGINEER | VALUER

ISO 9001:2015 CERTIFIED

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ENGINEER'S CERTIFICATE (On Letter Head)

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: 01/2025-26/NP

Date: 02.12.2025

Information as on : 02.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Namo Paradise (Id 1815652) situate in Village Simardha Arazi No. 236/1, 237(mi), 238(mi), 239(mi), 240, 256(mi), 257(mi), 257/3, 264 and Village Bhojla Arazi No. 398, 399, 400, 405(mi), 406, 408, 409, 410 Distt. & Tehsil Jhansi (U.P.) Competent / Development Authority Jhansi Development Authority (JDA) District Jhansi PIN 284002 admeasuring 53857.82 sq.mts. area being developed by M/s. Pitambra Housing LLP, UPRERAPRM405387

I/We Ashish Sahu have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Namo Paradise (Project Id - 1815652), situate on the Khasra No/ Plot no 236/1, 237(mi), 238(mi), 239(mi), 240, 256(mi), 257(mi), 257/3, 264 of village Simardha & Khasra No./ Plot No. 398, 399, 400, 405(mi), 406, 408, 409, 410 of Village Bhojla, Tehsil Jhansi Competent/ Development Authority Jhansi Development Authority (JDA) District Jhansi PIN 284002 admeasuring 53857.82 sq.mts area being developed by M/s. Pitambra Housing LLP, UPRERAPRM405387.

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

- (i) M/s/Shri/Smt **JITENDRA KUMAR SINGH** as Architect
- (ii) M/s/Shri/Smt **ASHISH SAHU** as Structural Consultant
- (iii) M/s/Shri/Smt **DINKAR SAXENA** as MEP Consultant
- (iv) M/s/Shri/Smt **SHASHIKANT DWIVEDI** 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	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	0.00	-	-	-	-	-
2	Total Number of Basement and Plinth	0.00	-	-	-	-	-
3	Total Number of Podiums	0.00	-	-	-	-	-
4	Stilt Floor	0.00	-	-	-	-	-
5	Total Number of Slabs of Super Structure	0.00	-	-	-	-	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0.00	-	-	-	-	-
7	Sanitary Fittings within the Flat/Premises,	0.00	-	-	-	-	-
8	Electrical Fitting within the Flat/Premises	0.00	-	-	-	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0.00	-	-	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	0.00	-	-	-	-	-
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.	0.00	-	-	-	-	-

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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.	0.00	-	-	-	-	-
TOTAL							

(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	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	71.22	0.00	0%	0.00	-	-
2	Water Supply/Drinking Water Facilities	23.78	0.00	0%	0.00	-	-
3	Sewerage (chamber, lines, Septic Tank, STP)	31.39	0.00	0%	0.00	-	-
4	Storm Water Drain	30.87	0.00	0%	0.00	-	-
5	Landscaping & Tree Planting	57.95	0.00	0%	0.00	-	-
6	Street Lighting	13.06	0.00	0%	0.00	-	-
7	Community Buildings	N/A					
8	Treatment & Disposal of Sewage and Sullage water /STP	42.2	0.00	0%	0.00	-	-
9	Solid Waste Management & Disposal	27.76	0.00	0%	0.00	-	-
10	Water Conservation, Rainwater Harvesting	32.9	0.00	0%	0.00	-	-
11	Energy Management/Use of Renewable Energy	N/A					
12	Fire Protection and Fire Safety Requirements	N/A					
13	Electrical Sub Station, Control Panel & Meter Room	166.00	0.00	0%	0.00	-	-
14	Receiving Station	N/A					
15	Plan of Development Works	23.45		0%	0.00	-	-
16	Emergency Evacuation Services	N/A					
17	Common Facilities in Basement	N/A					
18	Others, if any (BOUNDARY WALL, DEMARCATION OF PLOTS, DALAV GHAR)	101.83	0.00	0%	0.00	-	-
TOTAL		622.41	0.00				

3. We estimate the Total Cost for completion of the project under reference as Rs.622.41 LAKHS (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 _____ is Rs. _____ (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

Ashish Sahu
 (Signature & Name of Engineer)
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