



Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date:-27th August 2025

Information as on _____

Certificate of Percentage of Completion of Construction Work of SVG Townsquare -2 No. of Building 1 Block of the 1st Phase of the Project [UPRERA Registration Number Applied] situated on the Khasra No/ Plot no SLC-3/5, Sector-ALPHA-II, Demarcated by its boundaries (latitude and longitude of the end points) 28 28 47.31 18.84 E, 28 28 46.03 N 77 31 19.88 E, 28 28 48.32 N 77 31.20.39 E, 28 28 46.91 N 77 31 21.42 E of village GB Nagar Tehsil Dadri Competent/ Development GNDA authority GB Nagar District Dadri PIN 201304 admeasuring 2580 sq.mts. area being developed by M/S Vinayaka Expo Private Limited.

I, Mr Rajat Nath Andley have undertaken assignment as Project Engineer for certifying Percentage of Completion Work the One Building(s)/ Nil Block/ Tower (s) of first Phase of the Project, situated on the Khasra No/ Plot SLC-3/5 Alpha-II, Greater Noida of village tehsil G.B Nagar competent/ development authority District GB Nagar PIN 201304 admeasuring 2580.00 sq.mts. area being developed by VINAYAKA EXPO Private Limited.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

- (i) Shri Pankaj Nath Andley C/o M/S Andleys Associates Pvt Ltd as L.S. / Architect
- (ii) Shri Mohammed Nauman C/o Global Structure Solutions as Structural Consultant
- (iii) Shri Pramod Sharma C/o Pee Consultants as MEP Consultant
- (iv) Shri Kaushal Tomar 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	50,00,000.00	0	0	-	-	0
2	Total Number of Basement and Plinth-1	4,95,36,000.00	0	0	-	-	0
3	Total Number of Podiums	N/A					
4	Stilt Floor	N/A					
5	Total Number of Slabs of Super Structure	22,44,24,628.00	0	0	-	-	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3,34,73,324.00	0	0	-	-	0
7	Sanitary Fittings within the Flat/Premises,	1,38,60,900.00	0	0	-	-	0
8	Electrical Fitting within the Flat/Premises	1,38,60,900.00	0	0	-	-	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	37,19,258.00	0	0	-	-	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	1,19,00,000.00	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.	2,00,00,000.00	0	0	-	-	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.	33,75,000.00	0	0	-	-	0
	TOTAL	37,91,50,000.00	0	0	-	-	0

RAJAT NATH ANDLEY
 B.E. (CIVIL) P.E.D. In Const. Management
Rajat Nath Andley

(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	12,00,000.00	0	0	-	-	0
2	Water Supply/Drinking Water Facilities	18,00,000.00	0	0	-	-	0
3	Sewerage (chamber, lines, Septic Tank, STP)	14,00,000.00	0	0	-	-	0
4	Storm Water Drain	12,00,000.00	0	0	-	-	0
5	Landscaping & Tree Planting	25,00,000.00	0	0	-	-	0
6	Street Lighting	13,00,000.00	0	0	-	-	0
7	Community Buildings	N/A					
8	Treatment & Disposal of Sewage and Sullage water /STP	25,00,000.00	0	0	-	-	0
9	Solid Waste Management & Disposal	25,00,000.00	0	0	-	-	0
10	Water Conservation, Rainwater Harvesting	14,00,000.00	0	0	-	-	0
11	Energy Management/Use of Renewable Energy	40,00,000.00	0	0	-	-	0
12	Fire Protection and Fire Safety Requirements	2,81,50,000.00	0	0	-	-	0
13	Electrical Sub Station, Control Panel & Meter Room	5,50,000.00	0	0	-	-	0
14	Receiving Station	1,40,00,000.00	0	0	-	-	0
15	Plan of Development Works	1,00,000.00	0	0	-	-	0
16	Emergency Evacuation Services	16,00,000.00	0	0	-	-	0
17	Common Facilities in Basement	9,00,000.00	0	0	-	-	0
18	Others, if any (please specify)		0	0	-	-	0
	TOTAL	12,08,50,000.00	0	0	-	-	0

3. We estimate the Total Cost for completion of the project under reference as Rs 50,00,00,000.00 (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 27.8.2025 is Rs.0.00. (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.

ANANT NATH ANDLEY
B.E. (Civil) P.G.D. in Const. Management
Anant Nath Andley