



CONSTRUCTIVE IDEAS

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PAN: AXQPA3163K, GSTIN: 09AXQPA3163K1Z7

FORM-REG-2

Date: 18-03-2026

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)

Subject Subject: Certificate of Amount Incurred for Construction and Development of Rosemont Residency - (Phase-01) [Registration No. - Applied for Registration] situated on Plot No.GH-3/2 Parktown, demarcated by its boundaries (latitude and longitude of the end-points 28.655938 N,77.482925E to the North, 28.653858N,77.482822E to the South, 28.655402N,77.484249E to the East,28.654607 N,77.481701E to the West of Village Shahpur Bamheta, Tehsil & District Ghaziabad, PIN - 201002, admeasuring 13,880.68 Sq. Meter Area, Development Authority - Ghaziabad Development Authority, Ghaziabad being developed by Park Town Complex Private Limited [Promoter ID - UPRERAPRM1557].

I "PIYUSH AGGARWAL" have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Rosemont Residency - (Phase-01) [Registration No. - Applied for Registration] situated on Plot No.GH-3/2 Park Town Integrated Township, Village Shahpur Bamheta, Tehsil - Ghaziabad, Development Authority - Ghaziabad Development Authority, District - Ghaziabad, PIN - 201002, admeasuring 13880.68 sq. meter area, being developed by Park Town Complex Pvt. Ltd. [Promoter ID - UPRERAPRM1557].

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

(i) Mr. Pankaj Sanon as Licensed Architect for M/s Arcop Associates Pvt Limited

(ii) Mr. Ajay Gupta as Structural Consultant for M/s PERCEPTIVE IDEAS CONSULTING ENGINEERS PRIVATE LIMITED

(iii) Mr. M. NAFEES QURESHI as MEP Consultant for M/S PARADISE (MEP) SERVICES CONSULTANTS

(iv) Mr. Bhushan Tyagi as Site Supervisor

2. The project is New. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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.



TABLE A1

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. in Lakhs)	Amount Incurred Till now (Rs. in Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (Column 3*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	149.96	0	0%	0	0	0%
2	Two number of Basement(s) and Plinth	1207.06	0	0%	0	0	0%
3	Total number of Podiums--- 0 Nos	NA	NA	NA	NA	NA	NA
4	Stilt Floor-1 Nos	324.66	0	0%	0	0	0%
5	29 Total number of Slabs of Super Structure	3812.07	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1626.17	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises	186.83	0	0%	0	0	0%
8	Electrical Fittings within the Flat/premises	1225.56	0	0%	0	0	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	212.07	0	0%	0	0	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks	689.62	0	0%	0	0	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC,	602.20	0	0%	0	0	0%



Electrical fittings to Common Areas, electrical and mechanical equipment's.

12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	12.20	0	0%	0	0	0%
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TABLE A2

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. in Lakhs)	Amount Incurred Till now (Rs. in Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (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	149.96	0	0%	0	0	0%
2	Two number of Basement(s) and Plinth	1207.06	0	0%	0	0	0%
3	Total number of Podiums--- 1 Nos	NA	NA	NA	NA	NA	NA
4	Stilt Floor	324.66	0	0%	0	0	0%
5	28 Total number of Slabs of Super Structure	3812.07	0	0%	0	0	0%
6	Internal walls, Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1626.17	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises	186.83	0	0%	0	0	0%
8	Electrical Fittings within the Flat/premises	1225.56	0	0%	0	0	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	212.07	0	0%	0	0	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the	689.62	0	0%	0	0	0%



Building /Block/Tower,
Overhead and
Underground Water
Tanks

11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.	602.20	0	0%	0	0	0%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	12.20	0	0%	0	0	0%

TABLE A3

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. In Lakhs)	Amount Incurred Till now (Rs. In Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (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	149.96	0	0%	0	0	0%
2	Two number of Basement(s) and Plinth	1207.06	0	0%	0	0	0%
3	Total number of Podiums--- 1 Nos	NA	NA	NA	NA	NA	NA
4	Silt Floor	364.20	0	0%	0	0	0%
5	28 Total number of Slabs of Super Structure	4302.26	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1824.26	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises	209.58	0	0%	0	0	0%
8	Electrical Fittings within the Flat/premiscs	1374.85	0	0%	0	0	0%
9	Staircases, Lift Wells and	212.07	0	0%	0	0	0%



	Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks	773.62	0	0%	0	0	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.	648.73	0	0%	0	0	0%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	12.20	0	0%	0	0	0%

TABLE A4

1	2	3	4	5	6	7	8
Sr. No.	Task /Activity	Total Estimated Cost (Rs. In Lakhs)	Amount Incurred Till now (Rs. In Lakhs)	% Work Done as per latest REG-1	Expenditure Computed as per Reg-1 (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	149.96	0	0%	0	0	0%
2	Two number of Basement(s) and Plinth	1207.06	0	0%	0	0	0%
3	Total number of Podiums--- 1 Nos	NA	NA	NA	NA	NA	NA
4	Stilt Floor	364.20	0	0%	0	0	0%
5	28 Total number of Slabs of Super Structure	4302.26	0	0%	0	0	0%
6	Internal walls, Plaster, Flooring within Flats/Premises, Internal Doors	1824.26	0	0%	0	0	0%



	and Windows in each of the Flats/Premises						
7	Sanitary Fittings within the Flat/Premises	209.58	0	0%	0	0	0%
8	Electrical Fittings within the Flat/premises	1374.85	0	0%	0	0	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	212.07	0	0%	0	0	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks	773.62	0	0%	0	0	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.	648.73	0	0%	0	0	0%
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate	12.20	0	0%	0	0	0%



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
Sr. No.	Task /Activity	Total Estimated Cost	Amount Incurred Till now	% Work Done as per	Expenditure Computed as per Reg-1(Column	Admissible Expenditure (Lower of Column 4	Value of Work Done in Percentage as per admissible

			latest REG-1	3*Column 5)	and Column 6)	Expenditure (Column No.7/Column No.3	
1	Internal Roads & Footpaths	325.62	0	0%	0	0	0%
2	Water Supply/ Drinking Water facilities	9.44	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	14.16	0	0%	0	0	0%
4	Storm Water Drains	14.16	0	0%	0	0	0%
5	Landscaping & Tree Planting	67.45	0	0%	0	0	0%
6	Street Lighting	40.76	0	0%	0	0	0%
7	Community Buildings	4295.79	0	0%	0	0	0%
8	Treatment and disposal of sewage and sullage water/STP	70.80	0	0%	0	0	0%
9	Solid Waste management & Disposal	NA	NA	NA	NA	NA	NA
10	Water conservation, Rain water harvesting	23.51	0	0%	0	0	0%
11	Energy management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire protection and fire safety requirements	6.79	0	0%	0	0	0%
13	Electrical sub-station, Control Panel & Meter Room	337.00	0	0%	0	0	0%
14	Receiving Station	100.00	0	0%	0	0	0%
15	Plan Of development Works	135.09	0	0%	0	0	0%
16	Emergency Evacuation Services	20.00	0	0%	0	0	0%
17	Common facilities in Basement	15.00	0	0%	0	0	0%
18	Others, if any (Please Specify)	NA	NA	NA	NA	NA	NA



1 We estimate the Total Cost for completion of the project under reference as Rs. 477,29,93,367/- (Total of Column No.3 in Tables A1, A2, A3, A4 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the mentioned project is being developed.

2 The admissible expenditure till is Rs. NIL (Total of Column 7 in Tables A1, A2, A3, A4 and table B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

3 Based on Site Inspection and estimated Cost calculation, with respect to each of the

Plots/Buildings/Wing/Block/Tower and allied works of the aforesaid Real Estate Project,
I/We certify as follows:

- 3.1 As on 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,A3,A4
- 3.2 As on date of this certificate, the percentage of admissible Cost incurred for each of the activities which are common to overall Project is detailed in the table -B

Yours Faithfully



PIYUSH AGGARWAL
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