

Keen Associates Pvt. Ltd

STRUCTURAL ENGINEERS & PROJECT CONSULTANTS



Regd. Off. : 2B, 1st Floor, Gali No. 22, Zakir Nagar, Delhi-25, India
 Corp. Off. : 1st Floor, H-53, Opp. Vijaya Bank, Commercial Area, Sec-63, Noida UP.
 E-mail : keen_associates@hotmail.com, keenassociates2005@gmail.com
 Telephone +91-120-6568644

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)

Date: 29.09.2025

No.....

Information as on 27.09.2025

Certificate of Percentage of Completion of Construction Work of Jagdishpuram Block B & C of the Project [UPRERA Registration Number] situated on the Khasra No. 1207 M, Noor Nagar, Raj Nagar Extension, Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) 28° 42' 28.43" N, 77° 26' 7.31" E to the North 28° 42' 23.20" N, 77° 26' 6.50" E to the South 28° 42' 25.44" N, 77° 26' 9.09" E to the East 28° 42' 25.44" N, 77° 26' 4.25" E to the West of village Noor Nagar Tehsil Ghaziabad Competent/ Development GDA authority District Ghaziabad PIN 201001 admeasuring 5502.93 sq.mts. area being developed by M/S Jai Ambey Estates Pvt Ltd

I Saurabh Sharma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project Jagdishpuram Block B & C of the Project, situated on the Khasra No. 1207M of village Noor Nagar tehsil Ghaziabad competent/ development authority GDA District Ghaziabad PIN 201001 admeasuring 5502.93 sq.mts. area being developed by M/S Jai Ambey Estates Pvt Ltd

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

- Mr. Anuj Agarwal as Licensed Surveyor / Architect
- Mohd. Tajuddin C/O Keen Associates Pvt Ltd as Structural Consultant
- Mr. Sajjan Khanna C/O M/s GSP Design as MEP Consultant
- Mr. Ajay Kumar Sharma as Project Manager

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

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)
		53.71	21.48	40%	21.48	21.48	40%
1	Excavation						
2	Total Number of Basement and Plinth	906.91	0	0%	-	-	0%
3	Total Number of Podiums	-	0	0%	-	-	0%
4	Stilt Floor	-	0	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1,611.19	0	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2,013.99	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	366.18	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	183.09	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	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	305.15	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.	207.50	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 CFP 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	0%	-	-	0%
	TOTAL	5,647.72	21.48		21.48		

SYED TAJUDDIN ASHRAF
 C.E.-AM-100365
 For Keen Associates Pvt. Ltd.
 H-53, 1st Floor, Opp. Bank of Broda
 Commercial Area, Sector-63
 Noida-201301, U.P.

(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	27.46	0	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	12.21	0	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	9.15	0	0%	-	-	0%
4	Storm Water Drain	9.15	0	0%	-	-	0%
5	Landscaping & Tree Planting	7.32	0	0%	-	-	0%
6	Street Lighting	9.15	0	0%	-	-	0%
7	Community Buildings	48.82	0	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	15.26	0	0%	-	-	0%
9	Solid Waste Management & Disposal	7.93	0	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	12.21	0	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	12.21	0	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	79.34	0	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	145.25	0	0%	-	-	0%
14	Receiving Station	38.45	0	0%	-	-	0%
15	Plan of Development Works	6.10	0	0%	-	-	0%
16	Emergency Evacuation Services	6.10	0	0%	-	-	0%
17	Common Facilities in Basement	3.05	0	0%	-	-	0%
18	Others, if any (please specify)	6.10	0	0%	-	-	0%
	TOTAL	455.28	-				

3. We estimate the Total Cost for completion of the project under reference as **Rs.6,103 Lacs** (Total of column no. 3 in Tables A 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 27-09-2025 is **Rs.21.48 Lacs** (Total of column no. 7 in Tables A 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-A

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.

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No.

Email ID


SYED TAJUDDIN ASHRAF
C.E. AM-100566-1
For Keen Associates Pvt. Ltd.
H-53, 1st Floor, Opp. Bank of Broda
Commercial Area, Sector-63
Noida-201301, U.P.