

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)

Subject: Certificate of Amount Incurred for Construction and Development of the Project INDOSAM ICONIC situate in Village / PLOT NO GH 05 SECTOR 75 Tehsil NOIDA Competent / Development Authority DEVELOPMENT AUTHORITY NOIDA District GAUTAM BUDHA NAGAR PIN 201301 admeasuring 4228.77 sq.mts. area being developed by INDOSAM INFRA PVT LTD

I/WeM/s **SANRACHNA SOLUTIONS LLP** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **INDOSAM ICONIC**, situate on the Khasra No/ Plot no **GH-05, Sector-75** of village **Noida** Tehsil **Noida** Competent/ Development Authority **NOIDA** District **Gautam Budhha Nagar** PIN **201301** admeasuring **4228.77** sq.mts area being developed by **INDOSAM INFRA PRIVATE LIMITED**

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

- (i) M/s SPACE DESIGNER INTERNATIONAL as Licensed Surveyor / Architect
- (ii) M/s SANRACHNA SOLUTIONS LLP as Structural Consultant
- (iii) M/s CESPL PVT LTD as MEP Consultant
- (iv) MOHD ASHRAF KHAN as Site Supervisor

2. 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							
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	1400.00					
2	Total Number of Basement and Plinth	1020.00					
3	Total Number of Podiums	0.00					
4	Stilt Floor	590.00					
5	Total Number of Slabs of Super Structure	2660.00					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1859.00					
7	Sanitary Fittings within the Flat/Premises,	860.00					
8	Electrical Fitting within the Flat/Premises	844.00					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	720.00					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	460.00					
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.	560.00					
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.	284.00					
	TOTAL	11257					

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	125.00					
2	Water Supply/Drinking Water Facilities	86.00					
3	Sewerage (chamber, lines, Septic Tank, STP)	102.00					
4	Storm Water Drain	152.00					
5	Landscaping & Tree Planting	150.00					
6	Street Lighting	44.00					
7	Community Buildings	0.00					
8	Treatment & Disposal of Sewage and Sullage water /STP	148.00					
9	Solid Waste Management & Disposal	55.00					
10	Water Conservation, Rainwater Harvesting	80.00					
11	Energy Management/Use of Renewable Energy	75.00					
12	Fire Protection and Fire Safety Requirements	148.00					
13	Electrical Sub Station, Control Panel & Meter Room	280.00					
14	Receiving Station	0.00					
15	Plan of Development Works	0.00					
16	Emergency Evacuation Services	0.00					
17	Common Facilities in Basement	0.00					
18	Others, if any (please specify)	0.00					
	TOTAL	1445.00					

3. We estimate the Total Cost for completion of the project under reference as Rs. **12702 LAKH** (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 0 is Rs 0 (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.

Signature & Name (SHARAD GUPTA) of Engineer

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