

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
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FORM-REG -2
Dated : 23/04/2026

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)

No :- 1-04/KB Central-26

Information as on: 21.04.2026

Subject: Certificate of amount incurred in Construction and Development Work **of 1 No. of Commercial Tower -(2B +LG +G+5 Floors) of the Project "KB Central"** (UPRERA Registration Number – Applied for) Situated on the Plot No. – SLC-4, Sector CHI- PHI Extension, Greater Noida, Gautam Buddha Nagar, PIN 201306, Competent/ Development Authority- GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY (GNIDA), District -GAUTAM BUDDHA NAGAR admeasuring **15,448.50 Sq.Mtrs.** area being developed by **AVORA BUILDERS Pvt. Ltd. Promoter ID UPRERAPRM457952**

I Atul Saxena have undertaken assignment of certifying amount incurred for the work done **of 1 No. of Commercial Tower - (2B +LG+G+5 Floors+ Terrace) of the Project "KB Central"** (UPRERA Registration Number – Applied for) Situated on the Plot No – SLC-4, Sector CHI- PHI Extension, Greater Noida, Gautam Buddha Nagar, PIN 201306, Competent/ Development Authority- GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY (GNIDA), District-GAUTAM BUDDHA NAGAR admeasuring **15,448.50 Sq.Mtrs.** area being developed by **AVORA BUILDERS Pvt. Ltd. Promoter ID UPRERAPRM457952**

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) Shri Gian Prakash Mathur as Architect
- (ii) Shri Ravi Shankar as Structural Consultant
- (iii) M/s. V. Consulting as MEP Consultant
- (iv) Shri Vinay Kumar Gupta as Site Supervisor

2. The project is yet to start. 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 B.

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(In Rs. Lakhs)

Table –A

Building/Wing/Block/Tower no or Name- Commercial Tower		Commercial Tower –(2B +LG + G + 5 Floors)					
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 7/Column 3)
1	Excavation	64	0	0%	0	0	0%
2	Total Number of Basement and Plinth	3,616	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	0	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	4,749	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	2,158	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	518	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	432	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	518	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	755	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting,	578	0	0%	0	0	0%

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	Fittings and Equipment as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.						
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.	30	0	0%	0	0	0%
	TOTAL	13,419	0	0%	0	0	0%

(In Rs. Lakhs)

Table -B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects

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 7/Column 3)
1	Internal Roads & Footpaths	207	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	172	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	207	0	0%	0	0	0%
4	Storm Water Drain	138	0	0%	0	0	0%

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5	Landscaping & Tree Planting	103	0	0%	0	0	0%
6	Street Lighting	103	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	172	0	0%	0	0	0%
9	Solid Waste Management & Disposal	138	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	138	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	103	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	103	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	221	0	0%	0	0	0%
14	Receiving Station	69	0	0%	0	0	0%
15	Plan of Development Works	69	0	0%	0	0	0%
16	Emergency Evacuation Services	69	0	0%	0	0	0%
17	Common Facilities in Basement	69	0	0%	0	0	0%
18	Others, if any	34	0	0%	0	0	0%
	TOTAL	2,118	0	0%	0	0	0%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 15,537 Lakhs**

(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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **21/04/2026** is **Rs. NIL Lakhs** (Total of column no. 7 in Tables A and Table B)

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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.

Yours Faithfully

ATUL SAXENA

Signature & Name of Engineer

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