

Form-REG-2
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)

Date:02.07.2026

Information as on 30.06.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project SKA CALISTO, UPRERA Project Application Id--2029438, situated at Plot no-03C, Pinewood Enclave, Wave City, Ghaziabad, Uttar Pradesh, admeasuring 10125.98 sq.mts. area

I Kaushar Hussain have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project SKA CALISTO UPRERA Project Application Id--2029438, 2 towers situated at Plot no-3C, Pinewood Enclave, Sector-2, Ghaziabad, Uttar Pradesh, admeasuring 10125.98 sq.mts. area being developed by Aarohi Towers Pvt Ltd, Promoter Id-UPRERAPRM203619

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

- (i) M/s Space Design International (Prop- Vishal Mittal)
- (ii) M/s R.D. Consultants as Structural Consultant (Prop R.D.Choudhary)
- (iii) M/s Consummate Engineering Services Pvt Ltd as MEP Consultant
- (iv) Mr. Md. Javed 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 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							
TOWER-ATHENA							
1	2	3	4	5	6	7	8


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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	20.00	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	2000.00	0.00	0%	0.00	0.00	0.00
3	Total Number of Podiums	0.00	0.00	0	0.00	0.00	0
4	Stilt Floor	750.00	0.00	0%	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	5800.00	0.00	0%	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1000.00	0.00	0%	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	540.00	0.00	0%	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	645.00	0.00	0%	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1200.00	0.00	0%	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and	1150.00	0.00	0%	0.00	0.00	0.00


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	Underground Water Tanks						
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.	1300.00	0.00	0%	0.00	0.00	0.00
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.	1453.75	0.00	0%	0.00	0.00	0.00
	TOTAL	15858.75	0.00		0.00	0.00	0.00
							(in Rs Lac)
Table - A							
TOWER-APOLLO							
1	2	3	4	5	6	7	8


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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	30.00	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	2550.00	0.00	0%	0.00	0.00	0.00
3	Total Number of Podiums	0.00	0.00	0	0.00	0.00	0
4	Stilt Floor	760.00	0.00	0%	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	6700.00	0.00	0%	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1480.00	0.00	0%	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	795.00	0.00	0%	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	820.00	0.00	0%	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1280.00	0.00	0%	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and	1455.00	0.00	0%	0.00	0.00	0.00


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	Underground Water Tanks						
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.	1428.95	0.00	0%	0.00	0.00	0.00
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.	1431.70	0.00	0%	0.00	0.00	0.00
	TOTAL	18730.65	0.00		0.00	0.00	0.00


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							(in Rs Lac)
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	120.00	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	100.00	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	70.00	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	40.00	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	150.00	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	105.00	0.00	0.00	0.00	0.00	0.00
7	Community Buildings	125.00	0.00	0.00	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	65.00	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	30.00	0.00		0.00	0.00	0.00
10	Water Conservation, Rainwater Harvesting	25.00	0.00	0.00	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	35.00	0.00	0.00	0.00	0.00	0.00


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12	Fire Protection and Fire Safety Requirements	325.00	0.00	0.00	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	300.00	0.00	0.00	0.00	0.00	0.00
14	Receiving Station	30.00	0.00	0.00	0.00	0.00	0.00
15	Plan of Development Works	200.00	0.00	0.00	0.00	0.00	0.00
16	Emergency Evacuation Services	0.00	0.00	0.00	0.00	0.00	0.00
17	Common Facilities in Basement	300.00	0.00	0.00	0.00	0.00	0.00
18	Others, if any (please specify)	200.00	0.00	0.0%	0.00	0.00	0.00
	TOTAL	2220.00	0.00	0.00	0.00	0.00	0.00

3. We estimate the Total Cost for completion of the project under reference as Rs.36809.00(In Lacs) 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 10.06.2026 is Rs.0.00/- (In Lacs)

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Tower and allied works of the aforesaid Real Estate Project, I certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the 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

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