SANDEEP GOEL

Regd. Valuers, Chartered Engineer & Chartered Surveyors (RICS)
B.E. (Civil) (AMIE), M.E (Civil), LL.B, Ch. Eng. (I), FIV, MRICS
Regd.No.- (a) Cat-I/644/182/2015-16 (Wealth Tax)
(b) Cat-I/644/Vol-II/21/2021-22 (Wealth Tax)
Regn No. IBBI/RV/05/2019/11930
under Ministry of corporate Affairs, IBBI

A-1/110, Sector
Rohini, Delhi-1100
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Ref: - SG/2025-2026 / R- 049 **Dated: 15.07.2025**

ENGINEER'S CERTIFICATE
To whom so ever it may concern

REPORT FOR QUARTER ENDING	30.06.2025

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter: 30.06.2025

1. I/ We have undertaken assignment as Engineer for certifying percentage of completion of construction work of the below mentioned project as per the approved plans and approved structural drawings duly vetted by the Proof Consultant.

Sr. No.	Particulars	Information
i.	Project/Phase of the project	**Rajdarbar Spaces**
ii.	Location	Sector 24, Hisar, Haryana-125001
iii.	Licenced Area in acres / Area for Registration Acres	12.0875 Acre
vi.	HARERA Registration No.	HRERA- PKL-HSR-638– 2024 dated 18.11.2024
v.	Name of Licensee	Rajdarbar Buildcon Private Limited
vi.	Name of Collaborator	NIL
vii.	Name of Developer	Rajdarbar Buildcon Private Limited

2. Details related to inspection are as under:-

i.	Date of certifying of percentage of construction work/ site inspection	30.06.2025
ii.	Name of engineering firm/individual	Sandeep Goel
iii.	Date of site inspection	09.07.2025

3. Following technical professionals are appointed by Promoter: - (as applicable)

Sr.No.	Consultants	Name
i.	Site Engineer	Mr. Virendra Kumar Saxena
ii.	Structural Consultant	Mr. Sunil Singh
iii.	Proof Consultant	Mr. Sumit
vi.	MEP Consultant	Mr. Sumit
v.	Quantity surveyor	Mr. Sumit

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4. We have estimated the cost of the completion of project / phase for which occupation certificate/ completion certificate is to be obtained by the promotor for the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the structural drawing/plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/engineer and the site inspection carried out by us.

1	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and B) Rs. 813.88 Lakhs
2	Estimated cost incurred till 30.06.2025	Rs. 595.00 Lakhs
3	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/completion certificate from Department of Town & Country Planning, Haryana	Rs. 218.88 Lakhs

5. The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the M Building Department, Delhi being the competent authority under whose jurisdiction the aforesaid project is being implemented.

6. The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.

7. I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.

8. I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Municipal Corporate Hissar Building Dept. / National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard

9. I certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and B below.

Signature of Engineer

Name : Sandeep Goel
Address : A-1/110, Sector 7 Rohini, Delhi -110085
Aadhar No. : 516716238667
PAN No. : AIVPG8691C
(License No. : AM-120985-2
of Authority : Institution of Engineers (INDIA)



Table – A	
Building/ tower no.	**Affordable Residential Plotted Colony** under Deen Dayal Jan Awas Yojna Scheme of Haryana Government
Name of the building/ tower if any	Rajdarbar Spaces

Percentage of work done with reference to total estimated cost

(to be prepared separately for each building/ tower of the real estate project/ phase of the project)

Sr. No.	Particulars	Amount (Rs. in lakhs)
1.	Total estimated cost of the building / project	**813.88**
2.	Total expenditure on the project/ phase	**595.00**
3.	Percentage of work done with reference to total estimated cost	**73.11%**
4.	Balance estimate cost to be incurred on the project	**218.88**
5.	Cost incurred on additional/ extra items as on 30.06.2025 not included in the estimated cost (Table - C)	**NIL**

Table – B

Internal & External development works in respect of the entire project/ phase of the project

Sr. No.	Particulars	Amount (Rs. in lakhs)	
		External development works	Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan	Total Figures mentioned at table A	
2.	Expenditure incurred as on 30.06.2025		
3.	Work done in percentage (as percentage of the total estimated cost)		
4.	Balanced cost to be incurred (based on estimated cost)		
5.	Cost incurred on additional/ extra items as on 30.06.2025 not included in the estimated cost (table-D)		

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Table – C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	**Particulars**	**Amount (Rs. in Lakhs)**
1.	Total external development cost and infrastructure development charges as prescribed by the government (without Interest)	422.82
2.	EDC, IDC paid so far as on 30.06.2025	422.82
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100%
4.	Balance EDC/ IDC to be paid	0

Table – D		
List of extra/ additional items executed with cost. (which were not part of the original estimate of total cost)		
Sr. No.	**Particulars**	**Amount (Rs. in Lakhs)**
1.	Total external development cost and infrastructure development charges as prescribed by the government	NIL

	* Note
1.	The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2.	(*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3.	The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4.	As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5.	All component of work with specifications are indicative and not exhaustive.

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1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks
2.	The % of the work done as on date	The % of work to be done by this time as per original projection	The deviation if any with remarks

SANDEEP GOEL
AM-120986-2
Chartered Engineer