VIKAS VERMA

M.E. - CIVIL | MIE | LM - IRC | CONSULTANT UP RERA

Ref:	RAJ/638/ENGG/03/2026-27		Date: 10.10.2026

ENGINEER'S CERTIFICATE

To whomsoever it may concern

REPORT FOR QUARTER ENDING	**30.09.2026**

Subject: Certificate of cumulative cost incurred upon construction work of the project at the end of the quarter: 30.09.2026

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	Licensed Area / Area for Registration	12.0875 Acres
iv	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 percentage of construction work	10.10.2026
ii	Name of engineering firm/individual	Vikas Verma
iii	Date of site inspection	28.09.2026

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

Sr. No.	Consultant	Name
i	Site Engineer	Mr. Kuldeep
ii	Structural Consultant	Mr. N Devarajan
iii	Proof Consultant	Mr. Salim
iv	MEP Consultant	Mr. Prem Prakash Sharma
v	Quantity Surveyor	Mr. Sumit

4. We have estimated the cost of completion of the project/phase for which occupation certificate/completion certificate is to be obtained by the promoter for the civil, MEP and allied works of the building(s) of the project.

Our estimated cost calculations are based on the structural drawings/plans made available to us for the project under reference by the developer and consultants, the schedule of items and quantities for the entire work as calculated by the quantity surveyor appointed by the developer/Engineer, and the site inspection carried out by us.

Sr. No.	Particulars	Amount (Rs. in Lacs)
1	Total estimated cost for completion of the building(s) in the aforesaid project under reference (Total of Table A and B)	813.88
2	Estimated cost incurred till 30.09.2026	733.78
3	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	80.10

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 Department of Town & Country Planning, Haryana, 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 the 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, Department of Town & Country Planning, Haryana / Municipal Corporation Hisar / National Building Code (wherever applicable), and the material used in the construction, infrastructure work and internal development works is 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.



Name	Vikas Verma
Address	4-A, Nikhil Estate, Shastripuram, Agra
Aadhaar No.	421969503203
Licence No.	M-158796-4

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 Lacs)
1	Total estimated cost of the building/project	813.88
2	Total expenditure on the project/phase	733.78
3	Percentage of work done with reference to total estimated cost	90.16%
4	Balance estimated cost to be incurred on the project	80.10
5	Balance estimated cost to be incurred on the project 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	External Development Works (Rs. in Lacs)	Internal Development Works (Rs. in Lacs)
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 30.09.2026		
3	Work done in percentage (as percentage of the total estimated cost)		
4	Balance cost to be incurred (based on estimated cost)		
5	Cost incurred on additional/extra items as on 30.09.2026 not included in the estimated cost (Table - D)		

Table — C

EDC/IDC etc. in respect of the entire project/phase of the project

Sr. No.	Particulars	Amount (Rs. in Lacs)
1	Total external development cost and infrastructure development charges as prescribed by the government (without interest)	422.84
2	EDC, IDC paid so far as on 30.09.2026	422.84
3	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100.00%
4	Balance EDC/IDC to be paid	0.00

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 Lacs)

1	NIL	NIL

Note

1	The scope of work is to complete the 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 the office of the engineer or by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of an independent quantity surveyor appointed by the promoter, the name has to be mentioned at the place marked (*), and in case quantities are calculated by the office of the engineer, the name of the person in the office of the engineer 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 the entire work.
4	As this is an 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 components 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



Vikas Verma
M.E. (Civil) | MIE | LM - IRC | Licence No. M-158796-4
Date: 10.10.2026 Place: Agra