

Keen Associates Pvt. Ltd

STRUCTURAL ENGINEERS & PROJECT CONSULTANTS

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Corp. Off. : 1st Floor, H-53, Opp. Vijaya Bank, Commercial Area, Sec-63, Noida UP.
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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)

No.....

Date: 21.07.26

Information as on 21.07.26

Subject: Certificate of Percentage of work done for the Project "SG NAKSHATRA" No. of building /7 Towers [UPRERA Registration Number: Applied For] situated on the PLOT NO. 04/BS-02/5 (04/GH-5) SIDDHARTH VIHAR YOJNA, Ghaziabad 201009, Uttar Pradesh, demarcated by its boundaries- 4/Bs2/4 to the North, Other Property to the South, other property to the East, 50 meter road to the west, Competent Development Authority Uttar Pradesh Awas Evam Vikash Parishad (UPAVP) admeasuring 19750 sq.mts. area being developed by M/S SAMS REAL ESTATE PVT. LTD (Promoter Id- UPRERAPRM490538)

I/We Syed Tajuddin Ashraf have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project "SG NAKSHATRA" situated on the Plot no.. 04/BS-02/5 (04/GH-5) SIDDHARTH VIHAR YOJNA, Ghaziabad 201009, admeasuring 19750 sq.mts.area being developed by M/S SAMS REAL ESTATE PVT. LTD.

1. Following technical professionals are appointed by Promoter: -

- Mr. Vishal Mittal as Architect for Space Designer International.
- Syed Tajuddin Ashraf as Structural Consultant for Keen Associates Private limited .
- PKV Consulting Engineers (P) Ltd. - as MEP Consultant.
- Mr. Prem Singh Dhanda as Site Supervisor

2-Based on Site Inspection date 21.07.26, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A1/A2/A3/A4/A5/A6/A7

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A1

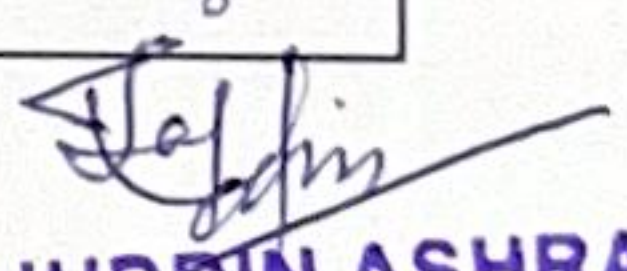
TOWER 1

S.No	Task / Activity	Total Estimated Cost (lacs)	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	76.42					
2	Total Number of Basement and Plinth	2,113.10					
3	Total Number of Podiums	1,109.06					
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	8,664.23					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,401.02					
7	Sanitary Fittings within the Flat/Premises,	913.24					
8	Electrical Fitting within the Flat/Premises	882.98					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	973.77					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	737.00					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	827.79					
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.	103.25					
		17,801.87					


SYED TAJUDDIN ASHRAF
C.E.-AM-100566-1
For Keen Associates Pvt. Ltd.
H-53, 1st Floor, Opp. Bank of Broda
Commercial Area, Sector-63
Noida-201301, U.P.

Table - A2							
TOWER 2							
S.No	Task / Activity	Total Estimated Cost (lacs)	Amount Incurred till now	% of work done as per latest REG-I	Expenditure Computed as per REG-I (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	76.71					
2	Total Number of Basement and Plinth	2,121.11					
3	Total Number of Podiums	1,113.27					
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	8,697.09					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,406.33					
7	Sanitary Fittings within the Flat/Premises,	916.71					
8	Electrical Fitting within the Flat/Premises	886.33					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	977.46					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	739.80					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	830.93					
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.	103.64					
		17,869.37					

Table - A3							
TOWER 3							
S.No	Task / Activity	Total Estimated Cost (lacs)	Amount Incurred till now	% of work done as per latest REG-I	Expenditure Computed as per REG-I (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	74.23					
2	Total Number of Basement and Plinth	2,052.61					
3	Total Number of Podiums	1,077.32					
4	Stilt Floor	-					
5	Total Number of Slabs of Super Structure	8,416.24					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,360.92					
7	Sanitary Fittings within the Flat/Premises,	887.10					
8	Electrical Fitting within the Flat/Premises	857.71					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	945.90					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	715.91					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	804.10					


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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.	100.30					
		17,292.32					

Table - A4

TOWER 4

S.No	Task / Activity	Total Estimated Cost (lacs)	Amount Incurred till now	% of work done as per latest REG-I	Expenditure Computed as per REG-I (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	84.46					
2	Total Number of Basement and Plinth	2,209.49					
3	Total Number of Podiums	1,158.85					
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	9,882.70					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,434.30					
7	Sanitary Fittings within the Flat/Premises,	1,009.32					
8	Electrical Fitting within the Flat/Premises	975.88					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1,076.22					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	814.54					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	914.88					
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.	114.11					
		19,674.75					

Table - A5

TOWER 5

S.No	Task / Activity	Total Estimated Cost (lacs)	Amount Incurred till now	% of work done as per latest REG-I	Expenditure Computed as per REG-I (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	80.13					
2	Total Number of Basement and Plinth	2,096.41					
3	Total Number of Podiums	1,099.54					
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	9,376.91					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,360.89					
7	Sanitary Fittings within the Flat/Premises,	957.67					
8	Electrical Fitting within the Flat/Premises	925.93					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1,021.14					


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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	772.85					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	868.06					
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.	108.27					
		18,667.81					

Table - A6

TOWER COMMERCIAL							
S.No	Task / Activity	Total Estimated Cost (lacs)	Amount Incurred till now	% of work done as per latest REG-I	Expenditure Computed as per REG-I (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	31.43					
2	Total Number of Basement and Plinth	695.63					
3	Total Number of Podiums	225.50					
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	1,015.28					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	521.96					
7	Sanitary Fittings within the Flat/Premises,	146.03					
8	Electrical Fitting within the Flat/Premises	114.05					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	90.40					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	132.13					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	173.85					
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.	93.64					
		3,239.90					

Table - A7

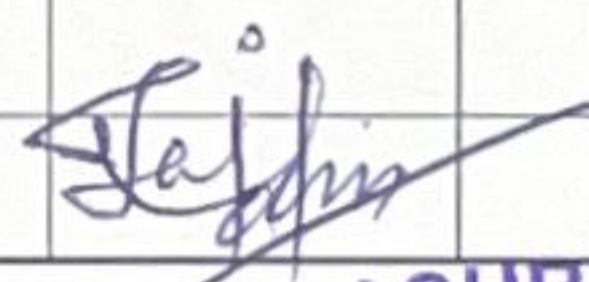
TOWER EWS/LIG							
S.No	Task / Activity	Total Estimated Cost (lacs)	Amount Incurred till now	% of work done as per latest REG-I	Expenditure Computed as per REG-I (Column 3 X column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of work done in Percentage as per Admissible Expenditure (Column no. 7/ Column no. 3)
1	Excavation	17.41					
2	Total Number of Basement and Plinth	524.10					
3	Total Number of Podiums	147.07					

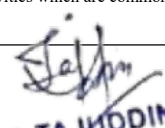
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4	Stilt Floor					
5	Total Number of Slabs of Super Structure	929.19				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	358.58				
7	Sanitary Fittings within the Flat/Premises,	117.12				
8	Electrical Fitting within the Flat/Premises	94.81				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	72.50				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	105.96				
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	139.42				
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.	92.25				
		2,598.40				

Table - B
Internal and external development works (common facilities) in respect of the entire registered project

S.No	Task / Activity	Total Estimated Cost (lacs)	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	509.97					
2	Water Supply/Drinking Water Facilities	355.57					
3	Sewerage (chamber, lines, Septic Tank, STP)	505.29					
4	Storm Water Drain	466.52					
5	Landscaping & Tree Planting	229.25					
6	Street Lighting	167.84					
7	Community Buildings	1,883.70					
8	Treatment & Disposal of Sewage and Sullage water /STP	451.12					
9	Solid Waste Management & Disposal	193.70					
10	Water Conservation, Rainwater Harvesting	129.09					
11	Energy Management/Use of Renewable Energy	193.65					
12	Fire Protection and Fire Safety Requirements	322.77					
13	Electrical Sub Station, Control Panel & Meter Room	527.34					
14	Receiving Station	-					
15	Plan of Development Works	-					


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16	Emergency Evacuation Services	221.90				
17	Common Facilities in Basement	526.01				
18	Others, if any (please specify)(cost of Services and Salary directly attributed to Project Construction)	4,500.00	165.33			
		11,183.74	165.33			
3. We estimate the Total Cost for completion of the project under reference as Rs. 1,08,328.16 lacs (Total of column no. 3 in Tables A1, A2, A3, A4, A5, A6, A7 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 21.07.2026 is Rs. 165.33 (Total of column no. 8 in Tables A1, A2, A3, A4, A5, A6, A7 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 Tables A1, A2, A3, A4, A5, A6, A7 and Table B. 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 Signature & Name (IN BLOCK LETTERS) of Engineer: SYED TAJUDDIN ASHRAF Mobile No. 9891806560 Email ID .keenassociates2005@gmail.com  SYED TAJUDDIN ASHRAF C.E-AM-100568-1 For Keen Associates Pvt. Ltd. H-53, 1st Floor, Opp. Bank of Broda Commercial Area, Sector-63 Noida-201301, U.P.						