

B Bright Consultancy services

Er. Dheeraj Dwivedi

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.07

Date: 13/01/2026

Information as on 31/12/2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project-CITIZEN RAMNIVAS Project Registration No-UPRERAPRJ859361/08/2024 situate in 115A, Civil Stataion, 22 Clive Road, Mehta Netra Chkitshalay Marg, Prayagraj Tehsil-Phulpur Competent / Development Authority -Prayagraj Development Authority District-Prayagraj PIN-211001 admeasuring 6290.81 sq.mts. area being developed by Citizen Infracventures Private Limited, Promoter Id-UPRERAPRM9344

I/We B Bright Consultancy Services have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project -Citizen Ramnivas Project Id-UPRERAPRJ859361/08/2024 situate on the Plot no Plot No.115A, Civil Stataion, 22 Clive Road, Mehta Netra Chkitshalay Marg, Prayagraj tehsil-Sadar competent/ development authority -Prayagraj Development Authority District -Prayagraj PIN 211001 admeasuring- 6280.91 sq.mts area being developed by Citizen Infracventures Private Limited Promoter Id-UPRERAPRM9344

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

- (i) Ar. Vatrika Singh (Singh & Associates)_as Architect
- (ii) Dr. Santosh Kumar (VAM Consulting Engineers & Architect Pvt Ltd)_ as Structural Consultant
- (iii) Er. Dheeraj Dwivedi (B Bright Consultancy Services) as MEP Consultant
- (iv) Er. Rajesh Kumar Yadav & Mr. S.C. Shukla_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 Building(s)/Wing(s)/Block(s)/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:

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(in Rs Lac)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
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 No. 7 /Column No. 3)
1	Excavation & Site Preparation	60.00	60.00	100%	60.00	60.00	100.00
2	Total Number of Basement and Plinth	311.00	300.00	95%	295.45	300.00	96.46
3	Total Number of Podiums	233.00	223.00	95%	221.35	223.00	95.71
4	Stilt Floor	257.00	245.00	95%	244.15	245.00	95.33
5	Total Number of Slabs of Super Structure	2065.00	240.00	50%	238.26	240.00	11.62
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1305.00	131.00	10%	130.50	131.00	10.04
7	Sanitary Fittings within the Flat/Premises,	294.00	15.00	5%	14.70	15.00	5.10
8	Electrical Fitting within the Flat/Premises	430.00	22.00	5%	21.50	22.00	5.12
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	98.00	10.00	10%	9.80	10.00	10.20
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	489.00	50.00	10%	48.90	50.00	10.22

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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.	170.00	9.00	5%	8.50	9.00	5.29
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.	130.00	3.00	2%	2.60	3.00	2.31
	TOTAL	5842.00	1308.00		1295.71	1308.00	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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	45.00	19.00	40%	18	19	42.22
2	Water Supply/Drinking Water Facilities	25.00	10.00	40%	10	10	40.00
3	Sewerage (chamber, lines, Septic Tank, STP)	80.00	10.00	2%	1.6	10	

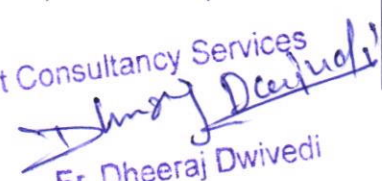
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4	Storm Water Drain	15.00	0.50	2%	0.3	0.5	
5	Landscaping & Tree Planting	15.00	20.00	10%	1.5	20	133.33
6	Street Lighting	13.00	7.00	50%	6.5	7	
7	Community Buildings	35.00					
8	Treatment & Disposal of Sewage and Sullage water /STP	15.00					
9	Solid Waste Management & Disposal	15.00					
10	Water Conservation, Rainwater Harvesting	12.00					
11	Energy Management/Use of Renewable Energy	12.00					
12	Fire Protection and Fire Safety Requirements	10.00	0.75	5%	0.5	0.75	7.50
13	Electrical Sub Station, Control Panel & Meter Room	10.00	0.75	5%	0.5	0.75	
14	Receiving Station	15.00					
15	Plan of Development Works	10.00	1	10%	1	1	10.00
16	Emergency Evacuation Services	7.00	0.5	5%	0.35	0.5	
17	Common Facilities in Basement	10.00	3	25%	2.5	3	30.00
18	Others, if any (please specify)	75.00	40	50%	37.5	40	53.33
	TOTAL	419.00	112.50		80.25	112.50	

3. We estimate the Total Cost for completion of the project under reference as Rs. **1420.50 Lacs** (Total of column no. 3 in Tables A1, A2.... 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 31/12/2025 is Rs. **1420.50 Lacs** (Total of column no. 7 in Tables A1, A2.... 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-A1,A2.....

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.

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Er. Dheeraj Dwivedi

Yours Faithfully

Signature
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