

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s) of the Project UPRERAPRJ859361/08/2024 situated on Plot No.115A, Civil Stataion, Clive Road, Mehta Netra Chkitshalay Marg, Prayagraj demarcated by its boundaries (latitude and longitude of the end-points) Latitude 25.462965 Longitude 81.832357 to the North, Latitude 25.462945 Longitude 81.832337 to the South, Latitude 25.462678 Longitude 81.832715 to the East, Latitude 25.463362 Longitude 81.832331 to the West of Tehsil Sadar, District Prayagraj Competent Authority Prayagraj Development Authority, Prayagraj District Prayagraj, PIN 211001, admeasuring 6290.81 sq. meter area, being developed by Citizen Infraventure Private Limited

We Singh & Associates have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of One No. of Building(s) of the Project UPRERAPRJ859361/08/2024 situated on Plot No.115A, Civil Stataion, Clive Road, Mehta Netra Chkitshalay Marg, Prayagraj demarcated by its boundaries (latitude and longitude of the end-points) Latitude 25.462965 Longitude 81.832357 to the North, Latitude 25.462945 Longitude 81.832337 to the South, Latitude 25.462678 Longitude 81.832715 to the East, Latitude 25.463362 Longitude 81.832331 to the West of Tehsil Sadar, District Prayagraj Competent Authority Prayagraj Development Authority, Prayagraj District Prayagraj, PIN 211001, admeasuring 6290.81 sq. meter area, being developed by Citizen Infraventure Private Limited

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) M/s/Shri/Smt Ar. Vatrika Singh (Singh & Associates) as Architect
- (ii) M/s/Shri/Smt Dr. Santosh Kumar (VAM Consulting Engineers & Architect Pvt Ltd) as Structural Consultant
- (iii) M/s/Shri/Smt Ar. Vatrika Singh (Singh & Associates) as MEP Consultant
- (iv) M/s/Shri/Smt 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) 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.

RAJESH KUMAR YADAV
ENGINEER
(B-TECH CIVIL)

Rajesh Yadav
15/04/2025

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3. We estimate the Total Cost for completion of the project under reference as Rs. 9803 Lacs (Total of S.No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31/03/2025 is calculated at Rs. 3291.54 Lacs (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 6511.46 Lacs (Total of S.No. 4 in Tables A and B) including land cost as informed by developer.

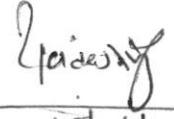
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31/03/2025 date is as given in Tables A and B below :

Table A
Building/Wing/Tower bearing Number One

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 37,03,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 28,80,54,000/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	77.79%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 8,22,46,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	77.79%

TABLE B
Internal & External Development works and common amenities


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(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs 61,00,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 1,35,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	6.74%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 56,89,00,000/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	6.74%

Authorised Signatory

Name

Rajesh Kumar Yadav

Address

Chouthia, Payasi, Salempur, Deoria, Uttar Pradesh-274506

Adhar Number

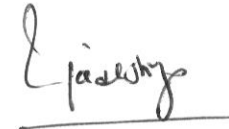
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DATE

14-04-2025



RAJESH KUMAR YADAV
ENGINEER
(B-TECH CIVIL)