

Er. Prakash Singh

Civil Engineer

2/91 Shardhapuri Phase-1,

Meerut, 250001

M.no- 9759807281

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

No.....

Information as on 31 March 2025

Date- 6 April 2026

Subject: Certificate of Amount incurred for construction and Development of the Project GIDA Sector-II Commercial Scheme Project situated in Village- Kalesar, GIDA, Gorakhpur Khasara No. 309MI, 310, 311, 312, 325, 326, 327, 328, 329MI, 331MI, 345MI, 346MI, 464, 465, 468, 470, 471MI, 472MI, 473MI, 474MI, 476MI, 479MI, 480MI, 481MI, 482, 483, 484, 485, 486MI, 487MI, 488, 489, 490, 491, 492, 493MI, 494, 512MI, 513MI, 518, 519, 521, 522, 523, 524, 525MI, 527MI, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537MI, 538, 539, 582MI, 583MI, 584MI, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 598MI, 599MI, 600, 601, 602, 608MI, 609, 610, 611MI, 616MI, 617MI, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631MI, 632MI, 633, 634, 635, 636, 637, 638, 639MI, 643, 644, 645, 646, 647, 648, 649MI, 651MI, 654MI, 655MI, 658, 659, 660, 663 and in village -MAHI, GIDA, GORAKHPUR, Khasra No.- 4, 5, 7, 8, 9, 11, 12MI, 13MI, 14MI, 15MI, 16MI, 17, 18, 19MI, 24MI, 25MI, 29 MI, 30, 31, 32MI, 33, 34, 35, 36, 37, 38, 39MI, 41MI, 97MI, 98, 100, 101, 102MI, 103MI, 104MI, 105MI, 107MI, 114MI, 139MI Tahsil- Sadar Gorakhpur Competent/ Development authority Gorakhpur Industrial Development Authority, District- Gorakhpur, PIN- 273209 admeasuring 90.79 ACRE area being developed by GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY, GORAKHPUR by Promoter Name-Gorakhpur Industrial Development Authority, Promoter Id- UPRERAPRM278897

I/We Sangam Srivastava have undertaken assignment as Project Engineer for certifying the Amount incurred for the work done on the project GIDA Sector-II Commercial Scheme Project Id----- situated in Village- Kalesar, GIDA, Gorakhpur Khasara No.- 309MI, 310, 311, 312, 325, 326, 327, 328, 329MI, 331MI, 345MI, 346MI, 464, 465, 468, 470, 471MI, 472MI, 473MI, 474MI, 476MI, 479MI, 480MI, 481MI, 482, 483, 484, 485, 486MI, 487MI, 488, 489, 490, 491, 492, 493MI, 494, 512MI, 513MI, 518, 519, 521, 522, 523, 524, 525MI, 527MI, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537MI, 538, 539, 582MI, 583MI, 584MI, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 598MI, 599MI, 600, 601, 602, 608MI, 609, 610, 611MI, 616MI, 617MI, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631MI, 632MI, 633, 634, 635, 636, 637, 638, 639MI, 643, 644, 645, 646, 647, 648, 649MI, 651MI, 654MI, 655MI, 658, 659, 660, 663 and in village -MAHI, GIDA, GORAKHPUR, Khasra No.- 4, 5, 7, 8, 9, 11, 12MI, 13MI, 14MI, 15MI, 16MI, 17, 18, 19MI, 24MI, 25MI, 29 MI, 30, 31, 32MI, 33, 34, 35, 36, 37, 38, 39MI, 41MI, 97MI, 98, 100, 101, 102MI, 103MI, 104MI, 105MI, 107MI, 114MI, 139MI Tahsil- Sadar Gorakhpur Competent/ Development authority Gorakhpur Industrial Development Authority, District- Gorakhpur, PIN- 273209 admeasuring 90.79 ACRE area being developed by GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY, GORAKHPUR by Promoter Name-Gorakhpur Industrial Development Authority, Promoter Id- UPRERAPRM278897

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

- (i) M/s/Sbri/Soni Edge Architect as Licensed Surveyor / Architect
(ii) M/s/Sbri/Soni as Structural Consultant
(iii) M/s/Sbri/Soni as MEP Consultant
(iv) M/s/Sbri/Soni 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 Plotted Development/ 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:

(in
Rs
Lac)

Table - A

Table - A							
Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8

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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	-	-	-	-	-	-
2	Total Number of Basement and Plinth	-	-	-	-	-	-
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of Slabs of Super Structure	-	-	-	-	-	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	-	-	-	-	-
7	Sanitary Fittings within the Flat/Premises,	-	-	-	-	-	-
8	Electrical Fitting within the Flat/Premises	-	-	-	-	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	-	-	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	-	-	-	-	-	-
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.	-	-	-	-	-	-
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 CPO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	-	-	-	-	-	-
	TOTAL	-	-	-	-	-	-

(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	4417.7	4196	95	4196	4196	95
2	Water Supply/Drinking Water Facilities	366.21	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	697.54	0	0	0	0	0
4	Storm Water Drain	Calculated in Sr. No.-2	0	0	0	0	0
5	Landscaping & Tree Planting	138.97	0	0	0	0	0

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6	Street Lighting	Calculated in Sr. No.-13	0	0	0	0	0
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	Calculated in Sr. No.-3	0	0	0	0	0
9	Solid Waste Management & Disposal	Calculated in Sr. No.-3	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	Calculated in Sr. No.-2	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	Calculated in Sr. No.-13	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	300	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	1628	0	0	0	0	0
14	Receiving Station	100	0	0	0	0	0
15	Plan of Development Works	Calculated in Sr. No.-5	0	0	0	0	0
16	Emergency Evacuation Services	100	0	0	0	0	0
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify) (ISBT, PARKING POLICE, ARBOURY CULTURE WORKS)	34347.5	0	0	0	0	0
	TOTAL	42093	4196	9.9	4196	4196	9.9

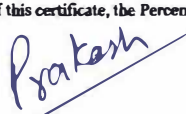
3. We estimate the Total Cost for completion of the project under reference as Rs. 42093 Lakhs (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required 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 March 2026 is Rs. 4196 Lakhs (Total of column no. 7 in Tables A1, A2.... 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 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.


PRAKASH SINGH
Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No. 9759807281