

ENGINEER'S CERTIFICATE

Date 31-12-2025

(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 Raptinagar Vistar Township & Sports city in Village Hamidpur Khasra No. 1, 2, 3, 4, 5,6,7,25/1,25/2,26,44,45,46,48,50mi, 52,53,54,55,56,58,62, Village Fhatteypur Khasra No. 1,2,3, 4mi, 6mi, 7mi, 8mi, 11mi, 12mi, 13mi, 15mi, 16mi,17mi,18mi,21mi,22,23,24,32,35,36mi,37mi,38mi,84mi,85,90,91,92,93,94mi,98mi,99,100,101mi, 108mi, 111mi, 112mi, 118mi, 119mi, 121mi, 123,125mi, Village Salempur urf mugalpur Khasra No. 10,11,12,13,14,16mi,17,19mi,20,62,68mi,69, Village Mirzapur 179mi, 180mi, 181mi,182mi, 183mi,184mi,185,186,187,188,190mi,191mi,194,196mi,198mi,200mi,201,203mi,204,205mi,206mi,207,208,467mi,468,469,470,471,472,473,474,475, 476,477,478,480,481,483,484,486,487,488,489,490,491 and Village Manbela 697, 699, 688mi, 691mi, 693, 694, 700, 679, 701, 702, 703, 704, 705, 706,707mi,716mi,717mi, 719mi,720mi, 678, 675, 673, 670, 591, 546mi, 547, 548, 549, 551, 554mi, 561mi, 563mi, 565, 567mi, 553mi, 568mi, 569mi, 570mi, 571mi,572,573,575mi,576,577mi,580,581mi,898mi,878mi,880 Demarcated by its Boundaries (Latitude and Longitude of two points) i.e. 26.816698 and 83.382134 of village Manbela,Fatteypur,Salempur urf mugalpur and HamidpurTehsil sadar,District Gorakhpur. Competent/ Development authority Gorakhpur District Gorakhpur admeasuring 839601.17 sq.mts. area being developed by GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR.

I KISHAN SINGH have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Raptinagar Vistar Township & Sports city in Village Hamidpur Khasra No. 1, 2, 3, 4, 5,6,7,25/1,25/2,26,44,45,46,48,50mi,52,53,54,55,56,58,62, Village Fhatteypur Khasra No. 1,2,3, 4mi, 6mi, 7mi, 8mi, 11mi, 12mi, 13mi, 15mi, 16mi, 17mi, 18mi, 21mi, 22, 23, 24, 32, 35, 36mi, 37mi, 38mi, 84mi, 85, 90, 91, 92, 93, 94mi, 98mi,99,100,101mi, 108mi, 111mi, 112mi, 118mi, 119mi, 121mi, 123,125mi, Village Salempur urf mugalpur Khasra No. 10, 11, 12, 13, 14, 16mi, 17, 19mi,20,62,68mi,69, Village Mirzapur 179mi, 180mi, 181mi,182mi, 183mi, 184mi, 185, 186, 187, 188, 190mi, 191mi, 194, 196mi, 198mi, 200mi, 201, 203mi,204,205mi,206mi,207,208,467mi,468,469,470,471,472,473,474,475, 476,477,478,480,481,483,484,486,487,488,489,490,491 and Village Manbela 697, 699, 688mi, 691mi, 693, 694, 700, 679, 701, 702, 703, 704, 705, 706,707mi,716mi,717mi, 719mi,720mi, 678, 675, 673, 670, 591, 546mi, 547, 548, 549, 551, 554mi, 561mi, 563mi, 565, 567mi, 553mi, 568mi, 569mi, 570mi, 571mi,572,573,575mi,576,577mi,580,581mi,898mi,878mi,880 Demarcated by its Boundaries (Latitude and Longitude of two points) i.e. 26.816698 and 83.382134 of village Manbela,Fatteypur,Salempur urf mugalpur and HamidpurTehsil sadar,District Gorakhpur. Competent/ Development authority Gorakhpur District Gorakhpur admeasuring 839601.17 sq.mts. area being developed by GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR.

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 Arpit Modi as Architect
- (ii) M/s/Shri/Smt Neeraj Gautam as Structural Consultant
- (iii) M/s/Shri/Smt Somnath Behra as MEP Consultant
- (iv) M/s/Shri/Smt SANJAY KUMAR GUPTA as Junior Engineer of Gorakhpur Development Authority, Gorakhpur.

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2. The project is registered in U.P. RERA which registration number is UPRERA PRJ 981654 We have estimated the cost of the completion of the civil, MEP and allied works, of the project. Our estimated cost calculation are based on drawing/plans made available to us for the project calculated by Quantity Surveyor appointed by the Promter, and the fair assumption of the cost of material, labour and other inputs made by developer, and site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. **37000.00** Lakhs (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 **31.12.2025** is calculated at Rs.**0.00** (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 Raptinagar Township & Sports city, Gorakhpur in Village Manbela,Fatteypur,Salempur urf mugalpur and Hamidpur, Tehsil sadar,District Gorakhpur, project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs.37000.00 Lakhs** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the dated **31.12.2025** is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number **NA** or called **NA**

(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 (Lakhs)
	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	0
1		
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

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निराधार

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निराधार

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts in Lakhs
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).	37000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	37000.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%
(Enclose separate sheet for the cost calculations)		

Name : Kishan Singh

Address : Superintending Engineer, Gorakhpur Development Authority, Gorakhpur.

Aadhar : 6778 5039 5451

Annexure 1: List of Extra/Additional Items executed with cost N.A

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अवर अभियन्ता

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