



ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No 4

Date: 12-04-2026

Information as on 31-12-2025

Subject: Certificate of Percentage of Completion of Development Work of 80 Plots of the Project Crystal Valley of the Proposed Project situated on Khasra No. - 9,10,11,12,13,14, Vill:- Dibdiba, Teh:- Bilaspur, Dist. - Rampur, Uttar Pradesh. Bearing Layout Approval No. 01/24-25 demarcated by its boundaries latitude And Latitude 28°58'55"N 79°21'56"E respectively of vill- Dibdiba, Teh:- Bilaspur, Dist.- Rampur, Uttar Pradesh measuring 53233.12 sq.mt. area being developed by M/s Kanha Swarnima having RERA Registration No.- UPRERAPRJ647238/03/2025

I,Devendra Singh Gole undertaken assignment as Engineer of certifying Percentage of Completion Work of the 80 Plots of the Project Crystal Valley of the Proposed Project situated on Khasra No. - 9,10,11,12,13,14, Vill:- Dibdiba, Teh:- Bilaspur, Dist. - Rampur, Uttar Pradesh. Bearing Layout Approval No. 01/24-25 demarcated by its boundaries latitude And Latitude 28°58'55"N 79°21'56"E respectively of vill- Dibdiba, Teh:- Bilaspur, Dist.- Rampur, Uttar Pradesh measuring 53233.12 sq.mt. area being developed by M/s Kanha Swarnima having RERA Registration No.- UPRERAPRJ647238/03/2025

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

- Sameer kumar Architect
- Devendra Singh Gole Engineer

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.

(in Rs Lac)

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						
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		NOT APPLICABLE				
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 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.						
	TOTAL	0	0	-	0	0	-

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

Table - B							
1	2	3	4	5	6	7	8 (in Rs Lac)
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	-					
2	Water Supply/Drinking Water Facilities	-					
3	Sewerage (chamber, lines, Septic Tank, STP)	-					
4	Storm Water Drain	-					
5	Landscaping & Tree Planting	-					
6	Street Lighting	-					
7	Community Buildings	-					
8	Treatment & Disposal of Sewage and Sullage water /STP	-					
9	Solid Waste Management & Disposal	-					
10	Water Conservation, Rainwater Harvesting	-					
11	Energy Management/Use of Renewable Energy	-					
12	Fire Protection and Fire Safety Requirements	-					
13	Electrical Sub Station, Control Panel & Meter Room	-					
14	Receiving Station	-					
15	Plan of Development Works	-					
16	Emergency Evacuation Services	-					
17	Common Facilities in Basement	-					
18	Others, if any (please specify)	-					
	TOTAL	1,393.00	684.54	49.14	684.54	684.54	49.14

3. We estimate the Total Cost for completion of the project under reference ass. 1393 Lakh (Total of s.no. 1 in Tables A) 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 admissible expenditure till 31-03-2026 is Rs.684.54 (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.


ER ABDUL REHMAN
Chartered Engineer
B.Tech (C.E.), AMIE
Reg. No. AM1950668/15092021
RG/USN/EL/0005/23-24

Yours Faithfully

Signature & Name Signature of Engineer
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