

PANKAJ RAM SAINI

Address -Awash Vikash Colony, Dist – Barabanki, U.P., Pin Code – 225305

ENGINEER'S CERTIFICATE

Information as on 31-12-2025

Date: 28-02-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Gonard City, RERA Registration No. UPRERAPRJ538571/06/2025, for Acquisition and Development of land situated on Khasra no. 253, 249, 248, 250, 251, 252, 236, 261, 260 situated at Property of Khasra No. 53 to 66, Khasra No. 68 to 70, demarcated by its boundaries (latitude from 27.131158, to 27.129668 and longitude from 81.918345 to 81.918984) to the North, to the South, to the East, to the West of Village- Village- Rajapur and Mathura Chaubey, Pargana, Tehsil & District Gonda - 271301, Competent Authority/Development Authority, Niyat Pradhikari/Nagar Magistrate, Viniyamt Kshetra District Gonda, PIN-271001, admeasuring 45915 sq. meter area, being developed by M/s Archa Infrastructure and Developers Private Limited and Promoter ID - UPRERAPRM297201

I Pankaj Ram Saini have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Gonard City, RERA Registration No. UPRERAPRJ538571/06/2025, for Acquisition and Development of land situated on Khasra no. 253, 249, 248, 250, 251, 252, 236, 261, 260 situated at Property of Khasra No. 53 to 66, Khasra No. 68 to 70, demarcated by its boundaries (latitude from 27.131158, to 27.129668 and longitude from 81.918345 to 81.918984) to the North, to the South, to the East, to the West of Village- Village- Rajapur and Mathura Chaubey, Pargana, Tehsil & District Gonda - 271301, Competent Authority/Development Authority, Niyat Pradhikari / Nagar Magistrate, Viniyamt Kshetra District Gonda, PIN-271001, admeasuring 45915 sq. meter area, being developed by M/s Archa Infrastructure and Developers Private Limited and Promoter ID - UPRERAPRM297201

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

- (i) Mr. Deepankar Sharma as Architect
- (ii) Mr. Uma Shankar Tiwari as Structural Consultant
- (iii) Mr. Uma Shankar Tiwari as MEP Consultant
- (iv) Mr. Ranjeet Singh 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							
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	Not Applicable					
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.						

Not Applicable

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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

(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	198.75	149.06	75.00%	149.06	149.06	75.00%
2	Water Supply/Drinking Water Facilities	49.25	-	0.00%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	74.55	52.19	70.00%	52.19	52.19	70.00%
4	Storm Water Drain	22.12	15.48	70.00%	15.48	15.48	70.00%
5	Landscaping & Tree Planting	26.05	20.84	80.00%	20.84	20.84	80.00%
6	Street Lighting	64.25	38.55	60.00%	38.55	38.55	60.00%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	80.15	-	0.00%	-	-	0.00%
9	Solid Waste Management & Disposal	15.75	-	0.00%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	NA	NA	NA	NA	NA	NA

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11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	NA	NA	NA	NA	NA	NA
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	1,550.56	224.69	75.00%	1,162.92	224.69	14.49%
	TOTAL	2,081.43	500.81		1,439.04	500.81	24.06%

3. We estimate the Total Cost for completion of the project under reference as Rs. 2081.43 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 Date – 31-12-2025 is Rs. 500.81 (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.

Pankaj Ram

Signature of Engineer

Name: Pankaj Ram Saini

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Aadhar No.: 645071854382

PAN No.: ETEPS3067N