architect's avenue

architects planners engineers landscape interior designers vastu consultants

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Form-REG-2

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 UPRERA/2026-27/AZURE-01

Date: 09-07-2026

Information as on 30-06-2026

Subject:Certificate of Percentage of Completion of Construction Work of AZURE SHOP ONE PROJECT REGISTRATION NO UPRERAPRJ764090/06/2025 No. of Building(s)/____1_Block(s) of the __1__ Phase of the Project [UPRERA Registration Number] situated on Khasra no./Plot No. Plot No PLOT NO.- 11/COMM-103, SECTOR -11, VRINDAVAN YOJNA , LUCKNOW , demarcated by its boundaries (latitude and longitude of the end-points)26.764947,80.956235 to the North,26.764574,80.956260 to the South, 26.764735 80.956389 to the East, 26.764716,80.956135 to the West of VRINDAVAN YOJNA LUCKNOW Competent Authority/Development Authority-Uttar Pradesh Awas Evam Vikas Parishad, District-Lucknow, PIN 226025, admeasuring 831.60 sq. meter area, being developed by AZURE INFRATECH PVT. LTD..

I/We Shivank Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the AZURE SHOP ONE Building(s)/_____1____________Block/ Tower (s) of __1________Phase of the Project, situated on Khasra no./PLOT NO.- 11/COMM-103, SECTOR -11, VRINDAVAN YOJNA , LUCKNOW Competent Authority/Development Authority-Uttar Pradesh Awas Evam Vikas Parishad, District-Lucknow, PIN 22602 admeasuring 831.60 sq. meter area, being developed by AZURE INFRATECH PVT. LTD. .

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

(i) M/s/Shri/Smt Avanish Kumar Gangwar as Architect

(ii) M/s/Shri/Smt Shivank Singh as Structural Consultant

(iii) M/s/Shri/Smt Repunjay Kumar Patel as MEP Consultant

(iv) M/s/Shri/Smt Shivank 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:

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(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	2,59,993.13	2,59,993.13	100%	2,59,993.13	2,59,993.13	100
2	Total Number of Basement and Plinth	16,34,242.50	16,34,242.50	100%	16,34,242.50	16,34,242.50	100
3	Total Number of Podiums						
4	Stilt Floor/ LGF	26,64,310.50	26,64,310.50	100%	26,64,310.50	26,64,310.50	100
5	Total Number of Slabs of Super Structure						
	UGF	30,19,551.90	30,19,551.90	100%	30,19,551.90	30,19,551.90	100
	FIRST FLOOR	30,19,551.90	30,19,551.90	100%	30,19,551.90	30,19,551.90	100
	SECOND FLOOR	30,19,551.90	30,19,551.90	100%	30,19,551.90	30,19,551.90	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	63,94,345.20	31,97,172.60	50%	31,97,172.60	31,97,172.60	50
7	Sanitary Fittings within the Flat/Premises,	21,31,448.40			-		0
8	Electrical Fitting within the Flat/Premises	21,31,448.40			-		0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	21,31,448.40			-		0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	39,07,655.40			-		0
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.	35,52,414.00			-		0
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.	71,04,828.00			-		0
	TOTAL	4,09,70,789.63	1,68,14,374.43		1,68,14,374.43	1,68,14,374.43	

(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.....)

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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	231878	0	0%	0		0
2	Water Supply/Drinking Water Facilities	350135.78	0	0%	0		0
3	Sewerage (chamber, lines, Septic Tank, STP)	394192.6	0	0%	0		0
4	Storm Water Drain	347817	0	0%	0		0
5	Landscaping & Tree Planting	208690.2	0	0%	0		0
6	Street Lighting	231878	0	0%	0		0
7	Community Buildings	69563.4	0	0%	0		0
8	Treatment & Disposal of Sewage and Sullage water /STP	115939	0	0%	0		0
9	Solid Waste Management & Disposal	115939	0	0%	0		0
10	Water Conservation, Rainwater Harvesting	347817	0	0%	0		0
11	Energy Management/Use of Renewable Energy	695634	0	0%	0		0
12	Fire Protection and Fire Safety Requirements	695634	0	0%	0		0
13	Electrical Sub Station, Control Panel & Meter Room	695634	0	0%	0		0
14	Receiving Station			0%	0		
15	Plan of Development Works			0%	0		
16	Emergency Evacuation Services	695634	0	0%	0		0
17	Common Facilities in Basement	417380.4	0	0%	0		0
18	Others, if any (please specify)	245790.68	0	0%	0		0
	TOTAL	5859557.06	0			0	

3. We estimate the Total Cost for completion of the project under reference as **Rs.** 4,68,30,346.69 (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 **30-06-2026** is Rs. **1,68,14,374.43** (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.

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No. ....
Email ID ....

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