

D&S Engineerings

Regd No.(UPDA) – AM1980125/26042021

Engineers and Building Consultants

A unit of Building, Planning and Construction Company.

Regd Add: GF, 181/233, Arya Nagar, Bansmandi, Mutthiganj, Allahabad (U.P) 211003

Office: 60-B, Thornhill Road, Heralal Halwai Chauraha, Civil Lines, Allahabad (U.P) 211001

Contact: +91-8765521715; 8299310902; Email: dsnengineerings@gmail.com

ENGINEER'S CERTIFICATE (On Letter Head) FORM-REG 02

Dt. 14-01-2026

(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 1 (One) No. of Tower of the Project "Pushp Ashok Apartment" [UPRERA Registration Number UPRERAPRJ434692/06/2025] situated on Part of Plot No.1 (Freehold) 3-Auckland Road, Near Cantonment Thana, demarcated by its boundaries : 25.464970, 81.820328 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- NA, Tehsil- Prayagraj, District- Prayagraj, Sanctioning Competent Authority- Prayagraj Development Authority, admeasuring 2112.83 sq. meter, being developed by Mr. Amit Goel.

I Arpit Jaiswal have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of 1 (One) No. of Tower of the Project "Pushp Ashok Apartment" [UPRERA Registration Number UPRERAPRJ434692/06/2025] situated on Part of Plot No.1 (Freehold) 3-Auckland Road, Near Cantonment Thana, demarcated by its boundaries : 25.464970, 81.820328 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- NA, Tehsil- Prayagraj, District- Prayagraj, Sanctioning Competent Authority- Prayagraj Development Authority, admeasuring 2112.83 sq. meter, being developed by Mr. Amit Goel.

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.

Er. Arpit Jaiswal (B.Tech Civil)
Chartered Engineer (Reg. No.-AM 1080125/26042021)
Building Consultant, Valuer, Estimator,
Mob. 8299310902, 8765521715
Sign.

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

- (i) Shri Sankalp Gupta as Architect
- (ii) Shri Omkar Verma as Structural Consultant
- (iii) Shri Sankalp Gupta as MEP Consultant
- (iv) Shri Rajesh 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 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 2160 Lacs (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. 450 Lacs (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 the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 1710 Lacs, (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 31.12.2025 date is as given in Tables A and B below :

Er. Arpit Jaiswal (B.Tech Civil)
Chartered Engineer (Reg. No.-AM 1080125/25042021)
Building Consultant, Valuer, Estimator,
Mob. 8299310902, 8765521715
Sign.

Table A
TOWER - 1

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	425.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1575.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	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)	21%

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
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).	160.00
2	Cost incurred as on (based on the actual cost incurred as per records)	25.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	16%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	135.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5)	16%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Sign.....

Name

Arpit Jaiswal

Address

181/233, Arya Nagar, Bansmandi, Mutthiganj, Prayagraj, UP 211003

Aadhar No.

4579 7247 7113

PAN No.

ASOPJ8058R