

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

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

No.....

Date: 11 April 2026

Information Upto _____ March 2026 _____

Subject: Certificate of Percentage for the Completion of development of 213 plots for the 1st phase of the Project Amrawati Sports City UPRERAPRJ547032/06/2025, demarcated by its boundaries (latitude and longitude of the end points) 26.928875 to the North, 80.892068 to the south of the Village- Narharpur, Tehsil Bakshi ka Talab, Competent/Development authority, Lucknow, admeasuring area of 61885.160Sq.mts. being developed by M/s. Goldfinch realty.

I have undertaken assignment as Engineer of certifying Percentage of Completion Work of the development of 213 plots of the Project , situated on the Village- Narharpur, Tehsil Bakshi ka Talab, Competent/Development authority, Lucknow, admeasuring area of 61885.160Sq.mts. being developed by M/s. Goldfinch realty.

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

- (i) M/s ARCOP (Mr. Pankaj Sanon), \as Architect.
- (ii) M/s Vishva Kant Tripathi, \as Structural Consultant
- (iii) M/s Consumate Engg. Services Private Limited (Mr. Anand Swaroop Havelia)\ as MEP Consultant
- (iv) M/s Gold Finch Realty (Mr. Sanjeev Srivastava) 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 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
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	N/A	N/A	N/A	N/A	N/A	N/A
2	Total Number of Basement and Plinth	N/A	N/A	N/A	N/A	N/A	N/A
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	N/A	N/A	N/A	N/A	N/A	N/A
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	N/A	N/A	N/A	N/A	N/A	N/A
7	Sanitary Fittings within the Flat/Premises,	N/A	N/A	N/A	N/A	N/A	N/A
8	Electrical Fitting within the Flat/Premises	N/A	N/A	N/A	N/A	N/A	N/A
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	N/A	N/A	N/A	N/A	N/A	N/A
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	N/A	N/A	N/A	N/A	N/A	N/A
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.	N/A	N/A	N/A	N/A	N/A	N/A
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.	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL						

Vishva Kant Tripathi

Chartered Engineer
ME1190218

(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	Demarcation of plot /Construction of boundary wall	18.36	15.606	85%	15.606	15.606	85%
2	Sewer System	100.98	85.833	85%	85.833	85.833	85%
3	Water Supply Including Drinking Water Facilities	153.14	15.314	10%	15.314	15.314	10%
4	Footpaths	110	0	0%	0	0	0%
5	Road Work	555.94	277.97	50%	277.97	277.97	50%
6	Design For Electric Supply Including Street Lighting	672.09	134.418	20%	134.418	134.418	20%
7	Drain	128.52	102.816	80%	102.816	102.816	80%
8	Parks	81.7	0	0%	0	0	0%
9	Tree Planting	36.72	0	0%	0	0	0%
10	STP	45.54	0	0%	0	0	0%
11	Water Conservation System	18.36	0	0%	0	0	0%
12	Proportionate cost of common amenities	618.95	618.95	100%	618.95	618.95	100%
13	Other Miscellaneous Work	114.75	37.867	33%	37.8675	37.8675	33%
	TOTAL	2655.05	1288.774				

3. We estimate the Total Cost for completion of the project under reference as Rs. 26.55 Cr. (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 March 2026 is Rs. 12.88 Cr. (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

Vishva Kant Tripathi

Chartered Engineer
AM/996218