

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.....

Date: 31/12/2025

Information as on _____

Subject: Certificate for Construction and Development of the Project < Kushmi Encalve Group Housing >
<Project_UPRERA PRJ 534741/10/2025 > situate On the Khasra no/Plot No Gata No. 804, 917, 918,919,920,921,939,940,941
Lacchipur, Nakaha, Gorakhnath Road, Gorakhpur Demarcated by its boundaries(Latitude and Longitude of the end points) 26°78'76"N
83°36'17"E to the North 26°78'52" N 83°36'21" E to the south 26°78'65" N 83°36'28"E to the East 26°78'66" N 83°36'13" E to the west of
village Lacchipur Tehsil- Sadar Competent / Development Authority GORAKHPUR DEVELOPMENT AUTHORITY
District Gorakhpur PIN_273007_ admeasuring 18031.90 sq.mts. area being developed by [GORAKHPUR DEVELOPMENT
AUTHORITY]

I/We Praveen Gupta have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project < Kushmi Encalve Group Housing > , situate on the Khasra No/ Plot no 804, 917, 918,919,920,921,939,940,941 of village Lacchipur, Gorakhpur, Tehsil Sadar Competent/ Development Authority GORAKHPUR DEVELOPMENT AUTHORITY District Gorakhpur PIN 273007 admeasuring 18031.90 sq.mts. area being developed by [GORAKHPUR DEVELOPMENT AUTHORITY]

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

- (i) Shri Anand Kumar Gautam (M/s Muralage) as L.S./Architect
(ii) Shri Satyanam Sharan (Shekhar Design Centre) as Structural Consultant
(iii) Shri Devesh Agarwal (M/s Muralage) as MEP Consultant
(iv) GDA Authorised Staff 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 - A1

Building/Wing/ Block /Tower Number or Name		Block(Tower) A1					
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	18.44	0.00	100%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	258.19	0.00	0.00	0.00	0.00	0.00
3	Total Number of Podiums	-	0.00	0.00	0.00	0.00	0.00


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4	Stilt Floor	110.65	0.00	0.00	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	700.81	0.00	0.00	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	442.62	0.00	0.00	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	55.33	0.00	0.00	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	73.77	0.00	0.00	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	36.88	0.00	0.00	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	73.77	0.00	0.00	0.00	0.00	0.00
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.	36.88	0.00	0.00	0.00	0.00	0.00
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.	36.88	0.00	0.00	0.00	0.00	0.00
	TOTAL	1,844.24					

(in Rs Lac)

Table - A2							
Building/Wing/ Block /Tower Number or Name		Block (Tower) A2					
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	18.44	0.00	0.00	0.00	0.00	0.00
2	Total Number of Basement and Plinth	258.19	0.00	0.00	0.00	0.00	0.00
3	Total Number of Podiums	-	0.00	0.00	0.00	0.00	0.00
4	Stilt Floor	110.65	0.00	0.00	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	700.81	0.00	0.00	0.00	0.00	0.00


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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	442.62	0.00	0.00	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	55.33	0.00	0.00	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	73.77	0.00	0.00	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	36.88	0.00	0.00	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	73.77	0.00	0.00	0.00	0.00	0.00
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.	36.88	0.00	0.00	0.00	0.00	0.00
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.	36.88	0.00	0.00	0.00	0.00	0.00
	TOTAL	1,844.24					

Table - A3

Building/Wing/ Block /Tower Number or Name		Block (Tower) B1					
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-2	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	45.43	0.00	100%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	636.09	0.00	0.00	0.00	0.00	0.00
3	Total Number of Podiums	-	0.00	0.00	0.00	0.00	0.00
4	Stilt Floor	272.61	0.00	0.00	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	1,726.52	0.00	0.00	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,090.44	0.00	0.00	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	136.30	0.00	0.00	0.00	0.00	0.00

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8	Electrical Fitting within the Flat/Premises	181.74	0.00	0.00	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	90.87	0.00	0.00	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	181.74	0.00	0.00	0.00	0.00	0.00
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.	90.87	0.00	0.00	0.00	0.00	0.00
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.	90.87	0.00	0.00	0.00	0.00	0.00
TOTAL		4,543.48					

(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 - A4							
Building/Wing/ Block /Tower Number or Name		Block (Tower) B2					
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-2	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	45.43	0.00	0.00	0.00	0.00	0.00
2	Total Number of Basement and Plinth	636.09	0.00	0.00	0.00	0.00	0.00
3	Total Number of Podiums	-	0.00	0.00	0.00	0.00	0.00
4	Stilt Floor	272.61	0.00	0.00	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	1,726.52	0.00	0.00	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,090.44	0.00	0.00	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,	136.30	0.00	0.00	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	181.74	0.00	0.00	0.00	0.00	0.00

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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	90.87	0.00	0.00	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	181.74	0.00	0.00	0.00	0.00	0.00
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.	90.87	0.00	0.00	0.00	0.00	0.00
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.	90.87	0.00	0.00	0.00	0.00	0.00
TOTAL		4,543.48					

(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 - A5							
Building/Wing/ Block /Tower Number or Name		Block (Tower) B3					
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-2	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	45.43	0.00	0.00	0.00	0.00	0.00
2	Total Number of Basement and Plinth	636.09	0.00	0.00	0.00	0.00	0.00
3	Total Number of Podiums	-	0.00	0.00	0.00	0.00	0.00
4	Stilt Floor	272.61	0.00	0.00	0.00	0.00	0.00
5	Total Number of Slabs of Super Structure	1,726.52	0.00	0.00	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,090.44	0.00	0.00	0.00	0.00	0.00

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7	Sanitary Fittings within the Flat/Premises,	136.30	0.00	0.00	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises	181.74	0.00	0.00	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	90.87	0.00	0.00	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	181.74	0.00	0.00	0.00	0.00	0.00
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.	90.87	0.00	0.00	0.00	0.00	0.00
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.	90.87	0.00	0.00	0.00	0.00	0.00
TOTAL		4,543.48					

(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	250.17	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	107.21	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines,)	50.03	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	369.65	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	35.74	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	60.07	0.00	0.00	0.00	0.00	0.00
7	Community Buildings (Game Zone building)	243.88	0.00	0.00	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	128.66	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	35.74	0.00	0.00	0.00	0.00	0.00

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10	Water Conservation, Rainwater Harvesting	35.74	0.00	0.00	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	35.74	0.00	0.00	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	35.74	0.00	0.00	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room etc	982.18	0.00	0.00	0.00	0.00	0.00
14	Receiving Station	-	0.00	0.00	0.00	0.00	0.00
15	External Development Works Including External Electrical work	904.24	0.00	0.00	0.00	0.00	0.00
16	Emergency Evacuation Services	-	0.00	0.00	0.00	0.00	0.00
17	Common Facilities (Swimming Pool)	166.87	0.00	0.00	0.00	0.00	0.00
18	Others, (CONVENIENT SHOP)	145.67	0.00	0.00	0.00	0.00	0.00
	TOTAL	3587.32					

3. We estimate the Total Cost for completion of the project under reference as Rs. 20906.26 (Total of column no. 3 in Tables A1, A2, A3, A4, A5 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 31/12/2025 is Rs. 0.00 (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.

Yours Faithfully

Signature of Engineer

Name :- PRAVEEN GUPTA

Mobile No. :- 7302671777

Email ID :- gdagorakhpur@gmail.com

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