

ENGINEER'S CERTIFICATE

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

No- 2

Date: 12-01-2026
Information as on: 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project **ELDECO SOLANO GARDENS [UPRERAPRJ416310/01/2026]** situate in Village- Khujoli & Dharmangat Khera, New Jail Road, Tehsil- Mohanlalganj, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226301 admeasuring 210576.00 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

I Akhilesh Kumar Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project ELDECO SOLANO GARDENS [UPRERAPRJ416310/01/2026], situate on the Khasra No. 230, 234, 234B, 235, 236, 237, 247A, 247B, 249, 250, 251, 252, 253, 255A, 255B, 256A, 257, 371, 374, 375 MI, 377, 378 / 443, 972, 973, 974, 975, 976, 978, 979, 980, 981, 983, 984 & 985 of Village- Khujoli & Dharmangat Khera, New Jail Road, Tehsil- Mohanlalganj, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226301 admeasuring 210576.00 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

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

- M/s Espaces & M/s ARCOP Associates Private Ltd. as Architect
- M/s Steadfast Structural Consultants as Structural Consultant
- M/s MKG Engineering Services (P) Ltd. as MEP Consultant
- Shri Anil Rai 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:

Table - A1

(in Rs. Lac)

Eldeco Solano Gardens (Construction of 171 Villas)							
Building/Wing/ Block /Tower Number or Name	3	4	5	6	7	8	
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 & Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
		751.44	10.00	1.33%	10.00	10.00	1.33%
1	Excavation & Earth Filling	1,249.59	-	0.00%	-	-	0.00%
2	Total 171 Number of Basement and Plinth	N.A.	-	-	-	-	-
3	Total Number of Podiums	N.A.	-	-	-	-	0.00%
4	Stilt Floor	1,816.77	-	0.00%	-	-	0.00%
5	Total 342 Number of Slabs of Super Structure	3,744.41	-	0.00%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	450.32	-	0.00%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises	266.35	-	0.00%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	107.25	-	0.00%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	900.96	-	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	25.00	-	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.	10.00	-	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.						
TOTAL (A1)-		9,322.09	10.00		10.00	10.00	

Akhilesh Kumar Singh
M. Tech. (Structure)-I.I.T. (B.H.U.)
M-1617529 (I.E. (India))

ATS STRUCTURAL CONSULTANT
D-27, Indira Nagar, Lucknow-11

Table - A2							
Building/Wing/ Block /Tower Number or Name		Eldeco Solano Gardens (Construction of Club Building)					
		(in Rs. Lac)					
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 & Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	10.00	-	0.00%	-	-	0.00%
2	Total 01 Number of Basement and Plinth	45.00	-	0.00%	-	-	0.00%
3	Total Number of Podiums	N.A.	-	-	-	-	-
4	Stilt Floor	N.A.	-	-	-	-	-
5	Total 03 Number of Slabs of Super Structure	135.00	-	0.00%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	355.00	-	0.00%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises	25.00	-	0.00%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	20.00	-	0.00%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	35.00	-	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	45.00	-	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.	22.00	-	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.	3.00	-	0.00%	-	-	0.00%
	TOTAL (A2)-	695.00	-		-	-	
(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.....)							

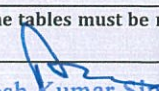

Akhilesh Kumar Singh
 M. Tech. (Structure)-I.I.T. (B.H.U.)
 M-1617529 [I.E. (India)]
ATS STRUCTURAL CONSULTANTS
 D-27, Indira Nagar, Lucknow-16

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 & Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Internal Roads & Footpaths	1,684.00	40.00	2.38%	40.00	40.00	2.38%
2	Water Supply/Drinking Water Facilities	238.00	-	0.00%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	287.00	-	0.00%	-	-	0.00%
4	Storm Water Drain	358.00	1.53	0.43%	1.53	1.53	0.43%
5	Landscaping & Tree Planting	549.00	-	0.00%	-	-	0.00%
6	Street Lighting	300.40	-	0.00%	-	-	0.00%
7	Community Buildings (Club)	55.00	-	0.00%	-	-	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	360.00	-	0.00%	-	-	0.00%
9	Solid Waste Management & Disposal	40.00	-	0.00%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	100.00	-	0.00%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	1,201.60	-	0.00%	-	-	0.00%
12	Fire Protection and Fire Safety Requirements	N.A.	-	-	-	-	-
13	Electrical Sub Station, Control Panel & Meter Room	431.00	-	0.00%	-	-	0.00%
14	Receiving Station	N.A.	-	-	-	-	-
15	Plan of Development Works	2,296.61	300.00	13.06%	300.00	300.00	13.06%
16	Emergency Evacuation Services	N.A.	-	-	-	-	-
17	Common Facilities in Basement	N.A.	-	-	-	-	-
18	Others, if any (please specify) Sales Gallery- 400 Lacs. Project Clearance Fee- 2800 Lacs.	3,200.00	1,030.26	32.20%	1,030.26	1,030.26	32.20%
	TOTAL(B)-	11,100.61	1,371.79		1,371.79	1,371.79	
	TOTAL OF (Table A1+Table A2+Table B)-	21,117.70	1,381.79		1,381.79	1,381.79	6.54%

3. We estimate the Total Cost for completion of the project under reference as Rs. **21,117.70** (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 **31-12-2025** is Rs. **1,381.79** (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 -
- As on the date of this certificate, the Percentage of Total Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project and each of the activities which are common to overall project is detailed in the Table Total of (Table A1+Table A2+Table B).

Yours Faithfully

Akhilesh Kumar Singh
M. Tech. (Structure)-I.I.T. (B.H.U.)
M-1617529 [I.E. (India)]
ATS STRUCTURAL CONSULTANTS
Phase-1, Indira Nagar, Lucknow-16

Signature of Engineer
Name of Engineer: AKHILESH KUMAR SINGH
Mobile No.: 94530 15461
Email ID: atsstructuralconsultants@gmail.com