

| ENGINEER'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             | Form-REG-2 |
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| (To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| No 01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          | Date: 10-04-2026                   |                                                         |                                                         |                                                                                             |            |
| Information as on 28-02-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| <b>Subject: Certificate of Amount Incurred for Construction and Development of the Project "Excella Kutumb Phase II" having RERA Registration No."UPRERAPRJ17445" for Construction of 1 (one) Tower, situated on Khasra no. 2677, 2833/2, 2837 SA, 2834, 2675 SA demarcated by its boundaries : 26°46'53.20"N, : 81°03'26.91"E , : 26°47'02.47"N, : 81°03'25.06"E, (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Lakshmanpur Bakkas, Tehsil-Mohanlalganj, Lucknow Development Authority, District Lucknow, admeasuring 3070 sq. meter, being developed by Excella Infrazone LLP (UPRERAPRM1109).</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| <p>I VISHVA KANT TRIPATHI have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Excella Kutumb Phase II" having RERA Registration No."UPRERAPRJ17445" for Construction of 1 (one) Tower, situated on Khasra no. 2677, 2833/2, 2837 SA, 2834, 2675 SA demarcated by its boundaries : 26°46'53.20"N, : 81°03'26.91"E , : 26°47'02.47"N, : 81°03'25.06"E, (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Lakshmanpur Bakkas, Tehsil-Mohanlalganj, Lucknow Development Authority, District Lucknow, admeasuring 3070 sq. meter, being developed by Excella Infrazone LLP (UPRERAPRM1109).</p>                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| <p>1. Following technical professionals are appointed by Promoter: -□<br/>           (i) M/s JSR DESIGN PVT. LTD. as L.S. / Architect<br/>           (ii) M/s PARESH &amp; ASSOCIATES as Structural Consultant<br/>           (iii) M/s (a) ECMS as MEP Consultant (b) BEHERA &amp; ASSOCIATES as MEP Consultant<br/>           (iv) Shri R.K PANDEY as Site Supervisor.</p> <p>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:</p> |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| (in Rs Lac)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| <b>Table - A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                              |                                   |                          |                                    |                                                         |                                                         |                                                                                             |            |
| Building/Wing/ Block /Tower Number or Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                              | B1                                |                          |                                    |                                                         |                                                         |                                                                                             |            |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                            | 3                                 | 4                        | 5                                  | 6                                                       | 7                                                       | 8                                                                                           |            |
| S.No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Task / Activity                                                                                                                                                                                                                                                                                                                                                              | Total Estimated Cost (Rs in lacs) | 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                                                                                                                                                                                                                                                                                                                                                                   | 25.16                             | 25.16                    | 100%                               | 25.16                                                   | 25.16                                                   | 100%                                                                                        |            |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                          | 142.74                            | 142.74                   | 100%                               | 142.74                                                  | 142.74                                                  | 100%                                                                                        |            |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                      | NA                                | NA                       | NA                                 | NA                                                      | NA                                                      | NA                                                                                          |            |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                  | 22.12                             | 22.12                    | 100%                               | 22.12                                                   | 22.12                                                   | 100%                                                                                        |            |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                     | 499.84                            | 499.84                   | 100%                               | 499.84                                                  | 499.84                                                  | 100%                                                                                        |            |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                            | 329.73                            | 326.43                   | 99%                                | 326.43                                                  | 326.43                                                  | 99%                                                                                         |            |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                  | 100.49                            | 93.46                    | 93%                                | 93.46                                                   | 93.46                                                   | 93%                                                                                         |            |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                  | 78.49                             | 73.00                    | 93%                                | 73.00                                                   | 73.00                                                   | 93%                                                                                         |            |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                      | 93.74                             | 89.05                    | 95%                                | 89.05                                                   | 89.05                                                   | 95%                                                                                         |            |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                    | 72.68                             | 71.95                    | 99%                                | 71.95                                                   | 71.95                                                   | 99%                                                                                         |            |
| 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.                                                                                                                                                                                                      | 78.63                             | 47.18                    | 60%                                | 47.18                                                   | 47.18                                                   | 60%                                                                                         |            |
| 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. | 66.37                             | 33.19                    | 50%                                | 33.19                                                   | 33.19                                                   | 50%                                                                                         |            |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              | <b>1,510.00</b>                   | <b>1,424.12</b>          |                                    | <b>1,424.12</b>                                         | <b>1,424.12</b>                                         | <b>94%</b>                                                                                  |            |
| <b>Table - B</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 (Rs in lacs) | 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                                                                                                                                                                                                                                                                                                                                                   | 5.00                              | 0.75                     | 15%                                | 0.75                                                    | 0.75                                                    | 15%                                                                                         |            |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Water Supply/Drinking Water Facilities                                                                                                                                                                                                                                                                                                                                       | 5.00                              | 0.50                     | 10%                                | 0.50                                                    | 0.50                                                    | 10%                                                                                         |            |

|    |                                                       |                |                |     |                |                |            |
|----|-------------------------------------------------------|----------------|----------------|-----|----------------|----------------|------------|
| 3  | Sewerage (chamber, lines, Septic Tank, STP)           | 3.00           | 0.60           | 20% | 0.60           | 0.60           | 20%        |
| 4  | Storm Water Drain                                     | 10.00          | 0.00           | 0%  | -              | -              | 0%         |
| 5  | Landscaping & Tree Planting                           | 5.00           | 0.00           | 0%  | -              | -              | 0%         |
| 6  | Street Lighting                                       | 10.00          | 0.00           | 0%  | -              | -              | 0%         |
| 7  | Community Buildings                                   | NA             | NA             | NA  | NA             | NA             | NA         |
| 8  | Treatment & Disposal of Sewage and Sullage water /STP | 10.00          | 9.00           | 90% | 9.00           | 9.00           | 90%        |
| 9  | Solid Waste Management & Disposal                     | 5.00           | 0.00           | 0%  | -              | -              | 0%         |
| 10 | Water Conservation, Rainwater Harvesting              | 5.00           | 0.00           | 0%  | -              | -              | 0%         |
| 11 | Energy Management/Use of Renewable Energy             | 3.50           | 0.00           | 0%  | -              | -              | 0%         |
| 12 | Fire Protection and Fire Safety Requirements          | 3.00           | 0.00           | 0%  | -              | -              | 0%         |
| 13 | Electrical Sub Station, Control Panel & Meter Room    | 5.00           | 0.00           | 0%  | -              | -              | 0%         |
| 14 | Receiving Station                                     | 4.00           | 0.00           | 0%  | -              | -              | 0%         |
| 15 | Plan of Development Works                             | 5.00           | 0.00           | 0%  | -              | -              | 0%         |
| 16 | Emergency Evacuation Services                         | 4.00           | 0.00           | 0%  | -              | -              | 0%         |
| 17 | Common Facilities in Basement                         | NA             | NA             | NA  | NA             | NA             | NA         |
| 18 | Others, if any (Demarcation, Boundary wall, etc)      | 7.50           | 0.00           | 0%  | -              | -              | 0%         |
|    | <b>TOTAL</b>                                          | <b>90.00</b>   | <b>10.85</b>   |     | <b>10.85</b>   | <b>10.85</b>   | <b>12%</b> |
|    | <b>G. TOTAL</b>                                       | <b>1600.00</b> | <b>1434.97</b> |     | <b>1434.97</b> | <b>1434.97</b> | <b>90%</b> |

3. We estimate the Total Cost for completion of the project under reference as Rs. 1500 lacs (Total of column no. 3 in Table A 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 28-02-2026 is Rs. 1434.97 lacs (Total of column no. 7 in Table A 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-A

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.

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-A

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

Vishva Kant Tripathi  
Chartered Engineer  
AM190218

VISHVA KANT TRIPATHI  
Mobile No. 9935003306