



SHEKHAR DESIGN CENTRE

Er. S.N. SHARAN M.Tech (Str.)

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Form-REG-2

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: 14-01-2026

Information as on 31ST December 2025

Subject: Certificate of Percentage of work done for the Project "EASTERN MALL" UPRERAPRM397845 Situated In Khasra no 30 MI Demarcated by its boundaries Latitude 25°54'30.42" and Longitude 83°33'44.88" to the North to the South & Latitude 25°54'30.21" and Longitude 83°33'46.73" to the East to the West of In Khasra no - 30-MI, Mauza - Bakwal, Tehsil- Sadar and District - Mau. Pin-276402. Competent Authority Gorakhpur Development Authority Distt- Gorakhpur, Pin-273001 and measuring area 4097.73 Sq. Mts. area being developed by Mr. RAGHVENDRA SINGH S/O LATE DR. UDAIBHAN SINGH.

I SATYANAM SHARAN DIRECTOR OF SHEKHAR DESIGN CENTRE have undertaken assignment as STRUCTURAL ENGINEER of certifying the Percentage of Completion of Construction Work of Building Demarcated by its boundaries Latitude 25°54'30.42" and Longitude 83°33'44.88" to the North to the South & Latitude 25°54'30.21" and Longitude 83°33'46.73" to the East to the West of In Khasra no - 30-MI, Mauza - Bakwal, Tehsil- Sadar and District - Mau. Pin-276402. Competent Authority Gorakhpur Development Authority Distt- Gorakhpur, Pin-273001 and measuring area 4097.73 Sq. Mts. area being developed by Mr. RAGHVENDRA SINGH S/O LATE DR. UDAIBHAN SINGH.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt Abhineet Srivasta as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Satyanam Sharan as Structural Consultant
- (iii) M/s/Shri/Smt Prince Kumar Verma as MEP Consultant
- (iv) M/s/Shri/Smt Dinesh kumar 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 - 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	15	15	100%	15.00	15.00	100%
2	Total Number of Basement and Plinth	1159.42	365	32%	371.01	365.00	31%
3	Total Number of Podiums	0	0	0%	-	-	0%
4	Stilt Floor	0	0	0%	-	-	0%
5	Total Number of Slabs of Super Structure	894.96	0	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	299.47	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	102.71	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	308.15	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	73.78	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	162.84	0	0%	-	-	0%
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.	673.23	0	0%	-	-	0%
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.	145.55	0	0%	-	-	0%
	TOTAL	3,835.11	380.00		386.01	380.00	

(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	14.00	0	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	3.00	0	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	8.00	0	0%	-	-	0%
4	Storm Water Drain	5.00	0	0%	-	-	0%
5	Landscaping & Tree Planting	5.00	0	0%	-	-	0%
6	Street Lighting	2.00	0	0%	-	-	0%
7	Community Buildings	-	0	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	5.00	0	0%	-	-	0%
9	Solid Waste Management & Disposal	2.00	0	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	6.00	0	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	10.20	0	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	57.73	0	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	99.80	0	0%	-	-	0%
14	Receiving Station	10.00	0	0%	-	-	0%
15	Plan of Development Works	3.00	0	0%	-	-	0%
16	Emergency Evacuation Services	7.00	0	0%	-	-	0%
17	Common Facilities in Basement	5.00	0	0%	-	-	0%
18	Others, if any (please specify)	-	0	0%	-	-	0%
	TOTAL	242.73	0		-	-	

3. We estimate the Total Cost for completion of the project under reference as Rs.4077.84 (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.

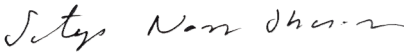
4. The admissible expenditure till 31st December 2025 is Rs. 380.00 Laacs (Total of column no. 7 in Tables A1, A2.... and Table B)).

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


ER. S.N. SHARAN
M.TECH(Struct.)
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