

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.- UPRERA/Bhavya/03/2026

Date: 15.04.2026

Information as on 28.03.2026

Subject: Certificate of Percentage of work done for the Project "Bhavya Kashi" and RERA Registration No. UPRERAPRJ995281/07/2024 for Construction of 1 tower situated on Khasra/ Plot No. MI-12 & MI-8 Village- Banthara, demarcated by its boundaries 25.369249 and 82.992768 (latitude and longitude of the end points) to the North, to the South, to the East, to the West of Mauza- Lalpur, Anuala Pargana- Shivpur Tehsil, Competent Authority- Varanasi Development Authority, District- Varanasi, Pin-221010 admeasuring 3144.74 sq. meter, being developed by M/s Bhavya Group

I/We KUMAR NEERAJ have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Bhavya Kashi" and RERA Registration No. UPRERAPRJ995281/07/2024 for Construction of 1 tower situated on Khasra/ Plot No. MI-12 & MI-8 Village- Banthara, demarcated by its boundaries 25.369249 and 82.992768 (latitude and longitude of the end points) to the North, to the South, to the East, to the West of Mauza- Lalpur, Anuala Pargana- Shivpur Tehsil, Competent Authority- Varanasi Development Authority, District- Varanasi, Pin-221010 admeasuring 3144.74 sq. meter, being developed by M/s Bhavya Group

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

(i) M/s **RISHABH KUMAR** as Architect

(ii) M/s **S.S. BENIWAL** as Structural Consultant

(iii) Ms/ **KUMAR NEERAJ** as MEP Consultant

(iv) M/s**PRADEEP 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 including villas 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		Tower 1					
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	72.21	72.21	100%	72.21	72.21	100.00%
2	Total Number of Basement and Plinth	180.52	180.52	100%	180.52	180.52	100.00%
3	Total Number of Podiums	-	0.00	0%	0.00	0.00	0.00%
4	Stilt Floor	108.31	108.31	100%	108.31	108.31	100.00%
5	Total Number of Slabs of Super Structure	541.57	265.43	50%	270.79	265.43	49.01%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	324.94	29.73	10%	32.49	29.73	9.15%
7	Sanitary Fittings within the Flat/Premises,	108.31	0.00	0%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	108.31	0.00	0%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	126.37	13.80	11%	13.90	13.80	10.92%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	90.26	0.00	0%	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.	72.21	0.00	0%	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.	72.22	0.00	0%	0.00	0.00	0.00%
	TOTAL	1,805.23	670.00	37%	678.22	670.00	37.11%

(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	90.26	39.89	45%	40.62	39.89	44.19%
2	Water Supply/Drinking Water Facilities	60.17	19.94	34%	20.46	19.94	33.14%
3	Sewerage (chamber, lines, Septic Tank, STP)	60.17	16.62	28%	16.85	16.62	27.62%
4	Storm Water Drain	30.09	6.65	23%	6.92	6.65	22.10%
5	Landscaping & Tree Planting	48.14	5.32	12%	5.78	5.32	11.05%
6	Street Lighting	30.09	-	0%	0.00	0.00	0.00%
7	Community Buildings	-	-	0%	0.00	0.00	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	30.09	4.99	17%	5.12	4.99	16.58%
9	Solid Waste Management & Disposal	18.05	-	0%	0.00	0.00	0.00%
10	Water Conservation, Rainwater Harvesting	30.09	3.32	12%	3.61	3.32	11.03%
11	Energy Management/Use of Renewable Energy	30.09	-	0%	0.00	0.00	0.00%
12	Fire Protection and Fire Safety Requirements	48.14	7.98	17%	8.18	7.98	16.58%
13	Electrical Sub Station, Control Panel & Meter Room	48.14	10.64	23%	11.07	10.64	22.10%
14	Receiving Station	18.05	1.99	12%	2.17	1.99	11.02%
15	Plan of Development Works	24.07	-	0%	0.00	0.00	0.00%
16	Emergency Evacuation Services	12.03	-	0%	0.00	0.00	0.00%
17	Common Facilities in Basement	24.07	2.66	12%	2.89	2.66	11.05%
18	Others, if any (please specify)	-	-	0%	0.00	0.00	0.00%
	TOTAL	601.74	120.00	20%	123.66	120.00	19.94%

3. We estimate the Total Cost for completion of the project under reference as Rs 2406.97 Lacs (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 28.03.2026 is **Rs 790 lacs** (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. 37.11%

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. 19.94%

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No.- Er. KUMAR NEERAJ

