

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.02

Date: 13-07-2026

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Vijaypath Market" (RERA Registration No. UPRERAPRJ930882/05/2026) for Acquisition and Development of land or/and Construction of Tower/Block/Building(s) situated on Khasra No.121, 122, 123K,124, 125,126, and 127 demarcated by its boundaries : 26.4522, 83.215623 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Begpur Urf Miya Bazar, Tehsil- Sadar, Competent Authority- Gorakhpur Development Authority, District - Gorakhpur, admeasuring 4099.62 sq. meter, being developed by BDMV Developers Private Limited (UPRERAPRM454326)

I Satyanam Saran have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Vijaypath Market" (RERA Registration No. UPRERAPRJ930882/05/2026) for Acquisition and Development of land or/and Construction of Tower/Block/Building(s) situated on Khasra No.121, 122, 123K,124, 125,126, and 127 demarcated by its boundaries : 26.4522, 83.215623 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Begpur Urf Miya Bazar, Tehsil- Sadar, Competent Authority- Gorakhpur Development Authority, District - Gorakhpur, admeasuring 4099.62 sq. meter, being developed by BDMV Developers Private Limited (UPRERAPRM454326).

1. Following technical professionals are appointed by Promoter: -

- (i) Shri Ar. Ashish Srivastava as Licensed Surveyor / Architect
- (ii) Shri Satyanam Sharan as Structural Consultant
- (iii) Shri Rajesh Singh as MEP Consultant
- (iv) Shri CB Mishra 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

Table - A1							
Building/Wing/ Block /Tower Number or Name		Tower A					
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	63.87	25.75	45%	28.74	25.75	40%
2	Total Number of Basement and Plinth	362.29	108.69	40%	144.91	108.69	30%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	37.84	11.35	30%	11.35	11.35	30%
5	Total Number of Slabs of Super Structure	643.27	131.58	25%	160.82	131.58	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	580.44	224.83	40%	232.18	224.83	39%
7	Sanitary Fittings within the Flat/Premises,	48.38	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	148.18	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	90.68	0.00	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	184.79	0.00	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.	48.17	0.00	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.	52.09	0.00	0%	-	-	0%
	TOTAL	2,260.00	502.20		578.00	502.20	22%

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	60.00	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	25.00	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	22.00	0.00	0%	-	-	0%
4	Storm Water Drain	22.00	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	50.00	0.00	0%	-	-	0%
6	Street Lighting	20.00	0.00	0%	-	-	0%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	23.00	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	24.00	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	50.00	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	NA	NA	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	50.00	0.00	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	53.00	0.00	0%	-	-	0%
14	Receiving Station	51.00	0.00	0%	-	-	0%
15	Plan of Development Works	60.00	0.00	0%	-	-	0%
16	Emergency Evacuation Services	60.00	0.00	0%	-	-	0%
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (Boundary wall, etc)	45.00	0.00	0%	-	-	0%
	TOTAL	615.00	0.00		-	-	0%
	TOTAL of (Table A + Table B)	2,875.00	502.20	-	578.00	502.20	17%

3. We estimate the Total Cost for completion of the project under reference as Rs. 2875 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 30-06-2026 is Rs. 502.2 Lakhs (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.

Yours Faithfully


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