



SHEKHAR DESIGN CENTRE

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

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Form-REG-2

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. 09/2026-27

Date:11/07/2026

Information as on 30/06/2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project INDIRA BUSINESS HUB, Registration No.UPRERAPRJ216603/06/2026 situate in LUCKNOW CP 4/5A AND CP 4/6 Sector 4 GOMTI NAGAR EXTENSION tehsil SADAR LUCKNOW authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226025 admesuring 4706.08 sq.mts. area being developed by HSN REALTECH , PROMOTER ID - UPRERAPRM458864

I SATYANAM SHARAN DIRECTOR OF SHEKHAR DESIGN CENTRE have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project INDIRA BUSINESS HUB, Registration No.UPRERAPRJ216603/06/2026 situate in LUCKNOW CP 4/5A AND CP 4/6 Sector 4 GOMTI NAGAR EXTENSION tehsil SADAR LUCKNOW authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226025 admesuring 4706.08 sq.mts. area being developed by HSN REALTECH , PROMOTER ID - UPRERAPRM458864

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

- (i) Shri Abhineet Srivasta as Licensed Surveyor / Architect
- (ii) Shri Satyanam Sharan as Structural Consultant
- (iii) Shri Prince Kumar Verma as MEP Consultant
- (iv) Shri 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 Building 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		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	80.00	-	0%	-	-	0%
2	Total Number of Basement and Plinth	680.00	-	0%	-	-	0%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	880.00	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	380.00	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	200.00	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	260.00	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	260.00	-	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	80.00	-	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.	220.00	-	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.	-	-	0%	-	-	0%
	TOTAL	3,040.00	-		-	-	

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	-	-	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	60.00	-	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	120.00	-	0%	-	-	0%
4	Storm Water Drain	120.00	-	0%	-	-	0%
5	Landscaping & Tree Planting	116.00	-	0%	-	-	0%
6	Street Lighting	-	-	0%	-	-	0%
7	Community Buildings	-	-	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	116.00	-	0%	-	-	0%
9	Solid Waste Management & Disposal	-	-	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	50.00	-	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	160.00	-	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	160.00	-	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	160.00	-	0%	-	-	0%
14	Receiving Station	200.00	-	0%	-	-	0%
15	Plan of Development Works	-	-	0%	-	-	0%
16	Emergency Evacuation Services	400.00	-	0%	-	-	0%
17	Common Facilities in Basement	100.00	-	0%	-	-	0%
18	Others, if any (please specify)	-	-	0%	-	-	0%
	TOTAL	1,762.00	-		-	-	

3. We estimate the Total Cost for completion of the project under reference as **Rs. 4,802 Lacs** (Total of column no. 3 in Tables A1 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. 0 (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 Building 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 Building of the Real Estate Project is as per Table-A1.

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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Satyam Sharan

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