

# B Bright Consultancy services

Er. Dheeraj Dwivedi

ENGINEER'S CERTIFICATE

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.03

Date: 11/07/2026

Information as on 30/06/2026

**Subject:** Certificate of Amount Incurred for Construction and Development of the Project -Citizen Twin Towers, Project Registration No-UPRERAPRJ707993/05/2026 situated at Village/ Mauja-Maheshpur, Pargana- Jhunsu, Tehsil- Phulpur, District- Prayagraj PIN-211019. Competent / Development Authority- Prayagraj Development Authority, Prayagraj admeasuring 9510 sq.mts. area being developed by Citizen Infraventures Private Limited , Promoter ID- UPRERAPRM9344

I/We **B Bright Consultancy Services** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Citizen Twin Towers, Project Registration No-UPRERAPRJ707993/05/2026 situated on the Khasra No/ Plot no 3,4,6,7,8,9,10,11,12,13Ka,14&15, Village- Mauja- Maheshpur, Pargana-Jhunsu, Tehsil-Phulpur, District- Prayagraj, PIN -211019 Prayagraj Development Authority , admeasuring 9510 sq. meter area, being developed by Citizen Infraventures Private Limited and UPRERAPRM9344.

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

- (i) M/s ARCONS (Akhileshwar Singh) as Licensed Surveyor / Architect
- (ii) M/s ATS Strucural Consultants (Akhilesh Kumar Singh) as Structural Consultant
- (iii) M/s B Bright Consultancy Services (Er. Dheeraj Dwivedi) as MEP Consultant
- (iv) Er. Vishnu Dev Singh & Er. Rajesh Kumar Yadav 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 Buildings/Towers within 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 works in the project, 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 A1 & A2 and Table B:

(in Rs Lac)

Table - A1

| Block-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) |
|                                            | Excavation                                                                                                                                                                | 11.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
|                                            | RCC for Raft Foundation                                                                                                                                                   | 375.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 3                                          | Retaining Wall & Water Proofing                                                                                                                                           | 50.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 2                                          | Total Number of Basement (1 Level)                                                                                                                                        | 125.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 3                                          | Total Number of Podiums                                                                                                                                                   | N/A                  | N/A                      |                                    |                                                         |                                                         |                                                                                             |
| 4                                          | Stilt Floor                                                                                                                                                               | 125.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 5                                          | Total Number of Slabs of Super Structure (16 Floors)                                                                                                                      | 1148.00              | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                         | 850.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                               | 100.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                               | 110.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases                                                                                             | 200.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                             |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks |                      | 0.00                     |                                    |                                                         |                                                         |                                                                                             |

B Bright Consultancy Services

Er. Dheeraj Dwivedi

18 ADA Colony, Naini, Prayagraj U.P - 211008

Mobile - 9664798729

|              |                                                                                                                                                                                                                                                                                                                                                                               |         |      |  |  |  |  |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------|--|--|--|--|
| 11           | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment, Transformer LT Panel, Cable etc.                                                                                                                                                                          | 275.00  | 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. | 25.00   | 0.00 |  |  |  |  |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                               | 3594.00 | 0.00 |  |  |  |  |

(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 - A2                                 |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                    |                                                         |                                                         |                                                                                              |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | Block-B              |                          |                                    |                                                         |                                                         |                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                                    | 11.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 2                                          | RCC for Raft Foundation                                                                                                                                                                                                                                                                                                                                                       | 375.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 3                                          | Retaining Wall & Water Proofing                                                                                                                                                                                                                                                                                                                                               | 50.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 2                                          | Total Number of Basement (1 Level)                                                                                                                                                                                                                                                                                                                                            | 125.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | N/A                  | N/A                      |                                    |                                                         |                                                         |                                                                                              |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 125.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 5                                          | Total Number of Slabs of Super Structure (16 Floors)                                                                                                                                                                                                                                                                                                                          | 1148.00              | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 850.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 100.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 110.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases                                                                                                                                                                                                                                                                                                 | 200.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 200.00               | 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, Transformer LT Panel, Cable etc.                                                                                                                                                                          | 275.00               | 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. | 25.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| <b>TOTAL</b>                               |                                                                                                                                                                                                                                                                                                                                                                               | 3594.00              | 0.00                     |                                    |                                                         |                                                         |                                                                                              |

(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.....)

*Dr. D. D. D.*

| Table - A3                            |                                                                                                                                                                                                                                                                                                                                                                               |                 |                 |                |             |            |                       |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|----------------|-------------|------------|-----------------------|
| Building/Wing/ Block /Tower Number or |                                                                                                                                                                                                                                                                                                                                                                               | Block-C         |                 |                |             |            |                       |
| 1                                     | 2                                                                                                                                                                                                                                                                                                                                                                             | 3               | 4               | 5              | 6           | 7          | 8                     |
| S.No                                  | Task / Activity                                                                                                                                                                                                                                                                                                                                                               | Total Estimated | Amount incurred | % of work done | Expenditure | Admissible | Value of Work done in |
| 1                                     | Excavation                                                                                                                                                                                                                                                                                                                                                                    | 2.00            | 0.00            |                |             |            |                       |
| 2                                     | RCC for Raft Foundation                                                                                                                                                                                                                                                                                                                                                       | 15.00           | 0.00            |                |             |            |                       |
| 3                                     | Retaining Wall & Water Proofing                                                                                                                                                                                                                                                                                                                                               | 15.00           | 0.00            |                |             |            |                       |
| 2                                     | Total Number of Basement (1 Level)                                                                                                                                                                                                                                                                                                                                            | 0.00            | 0.00            |                |             |            |                       |
| 3                                     | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | N/A             | N/A             |                |             |            |                       |
| 4                                     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 0.00            | 0.00            |                |             |            |                       |
| 5                                     | Total Number of Slabs of Super Structure (16 Floors)                                                                                                                                                                                                                                                                                                                          | 75.00           | 0.00            |                |             |            |                       |
| 6                                     | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 30.00           | 0.00            |                |             |            |                       |
| 7                                     | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 5.00            | 0.00            |                |             |            |                       |
| 8                                     | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 5.00            | 0.00            |                |             |            |                       |
| 9                                     | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases                                                                                                                                                                                                                                                                                                 | 5.00            | 0.00            |                |             |            |                       |
| 10                                    | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 4.00            | 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, Transformer LT Panel, Cable etc.                                                                                                                                                                          | 4.00            | 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. | 2.00            | 0.00            |                |             |            |                       |
| <b>TOTAL</b>                          |                                                                                                                                                                                                                                                                                                                                                                               | 162.00          | 0.00            |                |             |            |                       |

| 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                             | 50.00                | 2.50                     | 5.00                               | 2.50                                                    | 2.50                                                    |                                                                                              |
| 2                                                                                                                        | Water Supply/Drinking Water Facilities                 | 40.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 3                                                                                                                        | Sewerage (chamber, lines)                              | 80.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 4                                                                                                                        | Storm Water Drain                                      | 25.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 5                                                                                                                        | Landscaping & Tree Planting                            | 25.00                | 1.25                     | 5.00                               | 1.25                                                    | 1.25                                                    |                                                                                              |
| 6                                                                                                                        | Street Lighting                                        | 15.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 7                                                                                                                        | Community Buildings                                    | 300.00               | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 8                                                                                                                        | Treatment & Disposal of Sewage and Sullage water /STP  | 80.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 9                                                                                                                        | Solid Waste Management & Disposal                      | 10.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 10                                                                                                                       | Water Conservation, Rainwater Harvesting               | 40.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 11                                                                                                                       | Energy Management/Use of Renewable Energy              | 20.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |
| 12                                                                                                                       | Fire Protection and Fire Safety Requirements           | 80.00                | 0.00                     |                                    |                                                         |                                                         |                                                                                              |

*Shrey Dhanraj*

|    |                                                    |               |              |       |              |              |  |
|----|----------------------------------------------------|---------------|--------------|-------|--------------|--------------|--|
| 13 | Electrical Sub Station, Control Panel & Meter Room | 35.00         | 0.00         |       |              |              |  |
| 14 | Receiving Station                                  |               |              |       |              |              |  |
| 15 | Plan of Development Works                          | 30.00         | 15.00        | 50.00 | 15.00        | 15.00        |  |
| 16 | Emergency Evacuation Services                      | 10.00         | 0.00         |       |              |              |  |
| 17 | Common Facilities in Basement                      | 10.00         | 0.00         |       |              |              |  |
| 18 | Others, if any (please specify)                    | 0.00          | 0.00         |       |              |              |  |
|    | <b>TOTAL</b>                                       | <b>850.00</b> | <b>18.75</b> |       | <b>18.75</b> | <b>18.75</b> |  |

3. We estimate the Total Cost for completion of the project under reference as Rs. **8200 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.

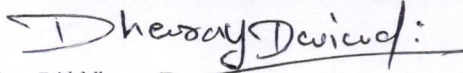
4. The admissible expenditure till 30/06/2026 is Rs. **18.75 Lacs** (Total of column no. 7 in Tables A1, A2 and Table B ).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Building/ 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/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.

**B Bright Consultancy Services**



Yours Faithfully

**Er. Dheeraj Dwivedi**

Signature

ER. DHEERAJ DWIVEDI

(B BRIGHT CONSULTANCY SERVICES)

Mobile No. 9664798729

Email ID -dheerajdwivedi7@gmail.com