

DEVMITRA PANDEY
CIVIL ENGINEER
PROJECT MANAGEMENT I CONSTRUCTION
B-24 Harihar Nagar, Indira nagar, Lucknow-226016

Form-REG-2							
ENGINEER'S CERTIFICATE							
No.1		Date: 22-04-2026					
Information as on 15-04-2026							
Subject: Certificate of Amount Incurred for Construction and Development of the Project "Eiffel Palm Vista" (RERA Registration No. A/F) situated on Khasra no. 91, 92(part), 93, 101(part) and 102(part), demarcated by its boundaries : 26.8898, 81.042885, 26.89018, 81.043288, 26.890152, 81.043305, 26.889773, 81.042955 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Kanchanpur Matiyari, Tehsil- Lucknow, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 6320 sq. meter, being developed by Eiffel Infradevelopers Private Limited (UPRERAPRM84896)							
I DEVMITRA PANDEY have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Eiffel Palm Vista" (RERA Registration No. A/F) situated on Khasra no. 91, 92(part), 93, 101(part) and 102(part), demarcated by its boundaries : 26.8898, 81.042885, 26.89018, 81.043288, 26.890152, 81.043305, 26.889773, 81.042955 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Kanchanpur Matiyari, Tehsil- Lucknow, Competent Authority- Lucknow Development Authority, District - Lucknow, admeasuring 6320 sq. meter, being developed by Eiffel Infradevelopers Private Limited (UPRERAPRM84896)							
1. Following technical professionals were appointed by me for verification / certification of the cost: - (i) Shri RACHIT SRIVASTAV as Licensed Surveyor / Architect (ii) Shri PANKAJ CHOPRA as Structural Consultant (iii) M/S SYSTEM CONSULTANCY SERVICE as MEP Consultant (iv) Shri VIPUL SINGH 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		EIFFEL PALM VISTA					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in lacs)	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	75	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	2100	0.00	0%	-	-	0%
3	Total Number of Podiums			NA	-	-	#DIV/o!
4	Stilt Floor	1165	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	3000	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2000	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	500	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	350	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1800	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	700	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.	1200	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.	200	0.00	0%	-	-	0%
TOTAL		13090	0		-	-	0

Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	(in Rs Lac) 8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (Rs in lacs)	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	275	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	260	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	310	0.00	0%	-	-	0%
4	Storm Water Drain	50	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	30	0.00	0%	-	-	0%
6	Street Lighting	20	0.00	0%	-	-	0%
7	Community Buildings	150	0.00	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	60	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	30	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	40	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	40	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	90	0.00	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	550	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services	25	0.00	0%	-	-	0%
17	Common Facilities in Basement			NA	-	-	NA
18	Others, if any (Demarcation, Boundary wall)	200	160.00	80%	160.00	160.00	80%
	TOTAL	2130.00	160.00		160.00	160.00	8%

3. We estimate the Total Cost for completion of the project under reference as Rs. 15220.01 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 15-04-2026 is Rs. 160 lacs (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.

DEVMITRA PANDEY
Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No.- 8318980296
Email ID- devmitra@eiffelinfra.co.in
Ref -(B.Tech.(GBTU)/12042480)