

ENGINEER'S CERTIFICATE

Information as on 28.02.2025

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject:

Certificate of Percentage of Completion of Construction/Development Work of 3 (Three) Buildings of the Project Eiffel Vivassa Estate Phase-2 - situated on 481, 480KA, 479KA, 477, 615, 614(part) 616(part), 617(part) Demarcated by its boundaries (latitude and longitude of the end points) 26°47'55.95"N; 81°1'39.17"E; 26°48'5.73"N; 81°1'34.98"N to the North to the South to the East to the West of village- Mastemau; Tehsil- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 9813.54 sq.mts. area being developed by Eiffel Infradevelopers Private Limited.

I/We Devmitra Pandey have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction/development Work of 3 (Three) Buildings of the Project Eiffel Vivassa Estate Phase-2 - situated on 481, 480KA, 479KA, 477, 615, 614(part) 616(part), 617(part) Demarcated by its boundaries (latitude and longitude of the end points) 26°47'55.95"N; 81°1'39.17"E; 26°48'5.73"N; 81°1'34.98"N to the North to the South to the East to the West of village- Mastemau; Tehsil- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 9813.54 sq.mts. area being developed by Eiffel Infradevelopers Private Limited.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

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| (i) | Shri Sanjay Kumar Gupta as Architect |
| (ii) | Shri Akhilesh Kr. Singh as Structural Consultant |
| (iii) | M/s Paradise Consultant as MEP Consultant |
| (iv) | Shri Shreyanshu Awasthi as Site Supervisor |

2. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 7700 Lakhs (Total of S.No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date i.e. 28.02.2025 is calculated at Rs. 7617 lakhs (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 83 Lakhs (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 28.02.2025 date is as given in Tables A and B below :

Table A 1

Building/Wing/Tower -REGAL-1

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2955
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2928
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	27
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A 2

Building/Wing/Tower -REGAL-2

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2955
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2920
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	35
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A 3

Building/Wing/Tower - Commercial Tower

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts in Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	325
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	321
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	4
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts in Lakhs
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	1465.00
2	Cost incurred as on (based on the actual cost incurred as per records)	1448.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	99%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	17.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	99%
(Enclose separate sheet for the cost calculations)		

Note: The estimated Construction and Development cost of the project is increased to Rs. 7700 lakhs, hence the work done percentage given in the tables above is revised as per the revised estimated costing.

Signature of Engineer

Name Devmitra Pandey

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Aadhar No.

PAN No.


27.03.25