

AYUSH SINGH

(BE CIVIL) BTECH/2014090272

H.No- 48C, Indiranagar, Rasoolpour, Post- Shiv Puri New Colony, Gorakhpur-273016
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.01

Date: 03-06-2026

Information as on 03-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "RS Tower" Project Registration No "UPRERAPRJ483852" situate in Khasra no 611 demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of village Gorakhpur, Tehsil Competent Authority/ Development Authority, District Gorakhpur, PIN 273001, admeasuring 1930.24 sq. meter area, being developed by HPGK Infra Pvt Ltd (Formerly Known as Superlative Marketing Pvt Ltd having RERA Registration No. UPRERAPRM18652.

I, We Ayush Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project RS Tower " Project Registration No "UPRERAPRJ483852" situate in Khasra no 611 demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of village Gorakhpur, Tehsil Competent Authority/ Development Authority, District Gorakhpur, PIN 273001, admeasuring 1930.24 sq. meter area, being developed by HPGK Infra Pvt Ltd (Formerly Known as Superlative Marketing Pvt Ltd having RERA Registration No. UPRERAPRM18652.

1. Following technical professionals are appointed by Promoter: -

- (i) **Shri Ashish Srivastava as Architect ;**
 (ii) **Shri Satyanam Sharan as Structural Consultant**
 (iii) **Shri _____ as MEP Consultant**
 (iv) **Shri Ayush Singh Project Engineer**

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:

Table - A1

(in Rs Lac)

Building/Wing/ Block /Tower Number or Name		Tower 02					
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	28.18	28.18	100%	28.18	28.18	100%
2	Total Number of Basement and Plinth	38.60	38.60	100%	38.60	38.60	100%
3	Total Number of Podiums	45.83	45.83	100%	45.83	45.83	100%
4	Stilt Floor	13.77	13.77	100%	13.77	13.77	100%
5	Total Number of Slabs of Super Structure	112.22	112.22	100%	112.22	112.22	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	119.25	119.25	100%	119.25	119.25	100%
7	Sanitary Fittings within the Flat/Premises,	15.94	15.94	100%	15.94	15.94	100%
8	Electrical Fitting within the Flat/Premises	37.44	37.44	100%	37.44	37.44	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	23.63	23.63	100%	23.63	23.63	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	43.96	43.96	100%	43.96	43.96	100%
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.	13.90	13.90	100%	13.90	13.90	100%
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 CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	16.70	16.70	100%	16.70	16.70	100%

	TOTAL	509.45	509.45		509.45	509.45	100%
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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	17.33	17.33	100%	17.33	17.33	100%
2	Water Supply / Drinking Water Facilities	11.14	11.14	100%	11.14	11.14	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	11.52	11.52	100%	11.52	11.52	100%
4	Storm Water Drain	9.52	9.52	100%	9.52	9.52	100%
5	Landscaping & Tree Planting	7.73	7.73	100%	7.73	7.73	100%
6	Street Lighting	13.05	13.05	100%	13.05	13.05	100%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water / STP	7.75	7.75	100%	7.75	7.75	100%
9	Solid Waste Management & Disposal	13.41	13.41	100%	13.41	13.41	100%
10	Water Conservation, Rainwater Harvesting	14.22	14.22	100%	14.22	14.22	100%
11	Energy Management/Use of Renewable Energy	17.64	17.64	100%	17.64	17.64	100%
12	Fire Protection and Fire Safety Requirements	12.03	12.03	100%	12.03	12.03	100%
13	Electrical Sub Station, Control Panel & Meter Room	7.09	7.09	100%	7.09	7.09	100%
14	Receiving Station	5.33	5.33	100%	5.33	5.33	100%
15	Plan of Development Works	13.18	13.18	100%	13.18	13.18	100%
16	Emergency Evacuation Services	12.82	12.82	100%	12.82	12.82	100%
17	Common Facilities in Basement	7.75	7.75	100%	7.75	7.75	100%
18	Others, if any (Boundary wall, etc)	7.75	7.75	100%	7.75	7.75	100%
	TOTAL	189.23	189.23		189.23	189.23	100%
	TOTAL of (Table A + Table B)	698.68	698.68		698.68	698.68	100%

3. We estimate the Total Cost for completion of the project under reference as Rs. 698.69 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 03-06-2026 is Rs. 698.69 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

Name: Ayush Singh

Address: H.no 48C Indiranagar, Rasoolpur, Post Shiv Puri new colony,

Gorakhpur-273016

Aadhar No.: 497084956154

PAN No.: DJQPS1837F

(License No - : BTECH/2014090272 of Authority.....)

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