

VISHVA KANT TRIPATHI

FORM-REG 02

ENGINEER'S CERTIFICATE

Chartered Engineer

Date-12-01-2026

Subject: Certificate of Percentage of Completion of Construction Work of Project - EXCELLA KUTUMB III Building(s)/A1 & A2 Block(s) of the 3rd Phase of the Project UPRERAPRJ367744 situated on the Khasra No/ Plot no 2695/1, 2693, 2694 Demarcated by its boundaries (latitude and longitude of the end points) to the North, to the South, to the East, to the West 26°47'03"N; 81°03'24"E of Village :- LAKSHMANPUR BAKKAS, Tehsil :- MOHANLALGANJ, Competent Authority :- LDA, District LUCKNOW, PIN 226002 admeasuring 6860 sq.mts. area being developed by EXCELLA INFRAZONE LLP.

I Vishva Kant Tripathi have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Project - EXCELLA KUTUMB III Building(s)/A1,A2 Block(s) of the 3rd Phase of the Project UPRERAPRJ367744 situated on the Khasra No/ Plot no 2695/1, 2693, 2694 Demarcated by its boundaries (latitude and longitude of the end points) to the North, to the South, to the East, to the West 26°47'03"N; 81°03'24"E of Village :- LAKSHMANPUR BAKKAS, Tehsil :- MOHANLALGANJ, Competent Authority :- LDA, District LUCKNOW, PIN 226002 admeasuring 6860 sq.mts. area being developed by EXCELLA INFRAZONE LLP.

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:

- (i) M/s JSR DESIGN PVT.LTD as Architect
- (ii) M/S PARESH & ASSOCIATES as Structural Consultant
- (iii) M/S BEHRA & ASSOCIATES as MEP consultant.
- (iv) M/s RAJESH PANDEY 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(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. 50,00,00,000 (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 **31.12.2025** is calculated at Rs 30,00,00,000 (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. 20,00,00,000 (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 31.12.2025 date is as given in Tables A and B below :



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Chartered Engineer

Table A
EXCELLA KUTUMB BUILDING or called -A1 & A2 TOWER

S.No.	Particulars	Amount	
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	48,20,00,000.00	Rs.
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	30,00,00,000.00	Rs.
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	62.24	%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	18,20,00,000.00	Rs.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-	Rs.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	62.24	%

TABLE B
Internal & External Development works and common amenities

S.No.	Particulars	Amounts	
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).	1,80,00,000.00	Rs.
2	Cost incurred as on (based on the actual cost incurred as per records)	-	Rs.
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1,80,00,000.00	Rs.
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-	Rs.
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-	%

Signature of Engineer

Name Vishva Kant Tripathi

Address Flat No-4/202, Omaxe Heights, Vibhuti Khand, Gomti Nagar, Lucknow

PAN No. ADLPT3146N

Annexure A

List of Extra / Additional Items executed with Cost

- 1- Marketing Office
- 2- Outer Fencing
- 3- Site Office Expences
- 4- Other Site Expences