

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.....

Date: 20-01-2026

Information as on 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Heritage Green" (RERA Registration No. A/F) Situated at Village Mauja Jungle Ramgarh urf chauri tappa and paragana haveli Tehshil - Sadar, District - Gorakhpur, U.P., Development Authority -Gorakhpur Development Authority, District - Gorakhpur, admeasuring 39839 sq. meter, being developed by DA Heritage Realinfra Private Limited.

I, Anand Prakash Baranwal, have undertaken assignment as engineer for certifying Percentage of work done for the Project "Heritage Green" (RERA Registration No. A/F) situated on Khasra no. No. 781, 785, 786, 787, demarcated by its boundaries 26.688995, 83.456096 (latitude and longitude of the end-points) Situated at Village Mauja Jungle Ramgarh urf chauri tappa and paragana haveli Tehshil - Sadar, District - Gorakhpur, U.P., Development Authority -Gorakhpur Development Authority, District - Gorakhpur, admeasuring 39839 sq. meter, being developed by DA Heritage Realinfra Private Limited having promoter ID- CA/2010/48962

1. Following technical professionals are appointed by Promoter: -

- (i) Mr. Anoop Kumar Singh as Architect
- (ii) Mr. Anand Prakash Baranwal as Structural Consultant
- (iii) Shri _Rajesh sing as MEP Consultant
- (iv) Mr. Aayush singh as Site Head.

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		NA					
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						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				NA		
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.						
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.						
	TOTAL						



Form-REG-2							
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	200.78	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	20.80	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	27.18	0.00	0%	-	-	0%
4	Storm Water Drain	17.25	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	20.41	0.00	0%	-	-	0%
6	Street Lighting	68.91	0.00	0%	-	-	0%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	25.40	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	8.36	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	9.74	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	3.28	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	10.55	0.00	0%	-	-	0%
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works of Villas	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others (Demarcation of plots, Boundary Wall, Social Infrastructure & Public Amenities, Site Office etc.)	85.00	0.00	0%	-	-	0%
	TOTAL	497.65	0.00	0%	-	-	0%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 497.65 lacs** (Total of column no. 3 in 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 31-12-2025 is Rs. NIL Lakhs (Total of column no. 7 in 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

