

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Percentage of Completion of Construction Work of KASHI NILAYAM, A COMMERCIAL CUM RESIDENTIAL APARTMENT BUILDING ONE No. of Building(s)/ONE Block(s) of the SINGLE Phase of the Project [UPRERAPRJ821117] situated on the Khasra No/ Plot no -MI386, Demarcated by its boundaries (latitude 25DIGREE 23' 09" N and longitude 82DIGREE 57' 41" E of the end points), RING ROAD PHASE-1 to the North, 5.6 M WIDE ROAD, to the South, PRAKASH UPADHYAY, SHREE PRAKASH UPADHYAY AND BABULAL PAL, ETC. to the East, PRAKASH NARAYAN SINGH, PRABHAT NARAYAN SINGH AND ANIL KUMAR SINHG, ETC To the West of village DANDUPUR, Tehsil- SADAR VARANASI, Competent/ Development authority- VARANASI DEVELOPMENT AUTHORITY, District- VARANASI, PIN- 221002, admeasuring- 2375 sq.mts. (NET PLOT AREA AFTER ROAD WIDENING) area being developed by Aditri vaishno infra private limited.

I AKHILESH SINGH have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the KASHI NILAYAM, A COMMERCIAL CUM RESIDENTIAL APARTMENT Building(s)/ ONE Block/ Tower (s) of COMPLETE Phase of the Project, situated on the Khasra No/ Plot no MI-386 of village - DANDUPUR, tehsil- SADAR VARANASI, competent/ development authority - VARANASI DEVELOPMENT AUTHORITY, District -VARANASI, PIN - 221002, admeasuring 2375.72 sq.mts. (NET PLOT AREA AFTER LEAVING ROAD WIDENING) area being developed by Aditri vaishno infra 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 are appointed by owner / Promotor :-

- (i) MR. RAJKUMAR as L.S. / Architect ;
- (ii) MR. AKHILESH SINGH as Structural Consultant
- (iii) MR. RAJKUMAR as MEP Consultant
- (iv) MR. RAJKUMAR 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.161623624 (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 30-09-2025 is calculated at Rs. 80811812 (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. 80811812 (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 30-09-2025 date is as given in Tables A and B below :

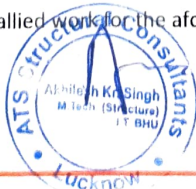


Table A

Building/Wing/Kashi Nilayam

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 161623624
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 80811812
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	50%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 80811812
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)	50%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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

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).	Rs 47678969
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)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 47678969
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)	%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

AKHILESH KUMAR SINGH

D-27, INDRA NAGAR, LUCKNOW-226016

**Annexure A**List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)