



S.S. Dash & Associates

(Engineers, Valuers, Surveyors)

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- Chartered Consulting Civil Engineer
- Regd. Valuer of Ministry of Finance (Govt. of India)
- Panel Valuer of Banks & Financial Institutions

Present :

- Secy. Utkal Samaj, Kanpur
- Chief Editor Hamara Shahar
- Executive Member, Institution of Engineers (India), Kanpur
- President All India Valuers Association (AIVA)
- Life Member World Odisha Society (REGD.)

Past :

- Secy. Institution of Engineers (India), Kanpur
- Secy. Institution of Valuers (India) Kanpur
- Chairman, Institution of Valuers (India) Kanpur
- District Governor, Alliance International, Distt.-180

ENGINEER'S CERTIFICATE

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date:

Information as on 31.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project **ELDECO EVOKE TOWER** RERA Registration No. **UPRERAPRJ225766**, Construction of Eldeco Evoke Tower/Block/Building(s) having **60** Nos flats in Eldeco County, Sec.09, Jawaharpuram, Kanpur Tehsil **KANPUR** Competent / Development Authority **KANPUR DEVELOPMENT AUTHORITY** District **KANPUR** PIN **209217** admeasuring **3645.89** sq.mts. area being developed by Promoter's Name : **ELDECO TOWNSHIPS AND HOUSING LTD.** Promoter Id : **UPRERAPRM5400**

I/We **Er. S.S. Dash** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **ELDECO EVOKE** RERA Registration No. **UPRERAPRJ225766**, situate on the Khasra No/ Plot No. **GH-01** at **Eldeco County, Sec-09, Jawaharpuram, Kanpur** Tehsil **KANPUR** Competent/ Development Authority **KANPUR DEVELOPMENT AUTHORITY** District **KANPUR** PIN **209217** admeasuring **3645.89** sq.mts area being developed by Promoter's Name : **ELDECO TOWNSHIPS AND HOUSING LTD.** Promoter Id : **UPRERAPRM5400**

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

- M/s/Shri/Smt **Sanjay Kumar Gupta** as Architect
- M/s/Shri/Smt **Akhilesh Kumar Singh** as Structural Consultant
- M/s/Shri/Smt **C.P Vidya & Sanjay Kumar Gupta** as MEP Consultant
- M/s/Shri/Smt **Amarjeet Singh** 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 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 Lacs.)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
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	45	45	100	45	45	100.00
2	Total Number of Basement and Plinth	136	136	100	136	136	100.00
3	Total Number of Podiums	—	—	—	—	—	—
4	Stilt Floor	50	50	100	50	50	100.00
5	Total Number of Slabs of Super Structure	596	596	100	596	596	100.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	610.91	607.8	99.49	607.8	607.8	99.49
7	Sanitary Fittings within the Flat/Premises,	51.07	28.21	55.24	28.21	28.21	55.24
8	Electrical Fitting within the Flat/Premises	91.13	84.19	92.38	84.19	84.19	92.38
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	90	90	100	90	90	100.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	242.69	241	99.30	241	241	99.30
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.	66	61	92.42	61	61	92.42

31/12/2025

Sundar Dash

Er. S. S. Dash
CHARTERED CIVIL ENGINEER
& REGISTERED VALUER

M-118069/4 F-6827

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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.	11	0	0	0	0.00	
	TOTAL	1989.80	1939.20	97.46	1939.20	1939.20	97.46

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8 (in Rs Laacs.)
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	95	57.6	60.63	57.6	57.6	60.63
2	Water Supply/Drinking Water Facilities	13	8	61.54	8	8	61.54
3	Sewerage (chamber, lines, Septic Tank, STP)	4	4	100.00	4	4	100.00
4	Storm Water Drain	9	9	100.00	9	9	100.00
5	Landscaping & Tree Planting	10	4	40.00	4	4	40.00
6	Street Lighting	15	5	33.33	5	5	33.33
7	Community Buildings	-	-	-	-	-	-
8	Treatment & Disposal of Sewage and Sullage water /STP	-	-	-	-	-	-
9	Solid Waste Management & Disposal	-	-	-	-	-	-
10	Water Conservation, Rainwater Harvesting	2.2	2.2	100.00	2.2	2.2	100.00
11	Energy Management/Use of Renewable Energy	10	0	0.00	0	0	0.00
12	Fire Protection and Fire Safety Requirements	10	8	80.00	8	8	80.00
13	Electrical Sub Station, Control Panel & Meter Room	52	48	92.31	48	48	92.31
14	Receiving Station	-	-	-	-	-	-
15	Plan of Development Works	-	-	-	-	-	-
16	Emergency Evacuation Services	-	-	-	-	-	-
17	Common Facilities in Basement	-	-	-	-	-	-
18	Others, if any (please specify)	-	-	-	-	-	-
TOTAL		220.20	145.80	66.21	145.80	145.80	66.21

3. We estimate the Total Cost for completion of the project under reference as Rs. 2210.0 (Total of column no. 3 in Tables A1, A2.... 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 31-12-2025 is Rs. 2085.0 (Total of column no. 7 in Tables A1, A2.... 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-A1, A2 - 97.46 %.

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. - 66.21 %.

Yours Faithfully

Signature & Name (ER.S.S. DASH) of Engineer
Mobile No. 9415133192

Er. S. S. Dash
CHARTERED CIVIL ENGINEER
& REGISTERED VALUER
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