

AYUSH SINGH

(BE CIVIL) BTech/2014090272

H.No. 48C, Indiranagar, Rasoolpura, 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 "RK Mall" Project Registration No UPFERAPRJ968366" situate in Khassra no/Plot No. 1340 MI, 1342 MI, 1341MI, 1344MI, 1345MI demarcated by its boundaries (latitude 26.792705 and longitude 83.387893) to the North, to the South, to the East to the West of Medical College Road, Near Shahpurthana, Mauja Basharatpur, Tappa Kasba Pargana, Haveli, Tehsil: Sadar, Dist: Gorakhpur (Uttar Pradesh)-273003, Gorakhpur Development Authority, admeasuring 4088 sq. mtr. area, being developed by HPGK Infra Pvt Ltd (Formerly Known as Aishpra Developers Pvt Ltd having RERA Registration No. .UPFERAPRM18652.

I, We Ayush Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project" RK Mall" Project Registration No UPFERAPRJ968366" situate in Khassra no/Plot No. 1340 MI, 1342 MI, 1341MI, 1344MI, 1345MI demarcated by its boundaries (latitude 26.792705 and longitude 83.387893) to the North, to the South, to the East to the West of Medical College Road, Near Shahpurthana, Mauja Basharatpur, Tappa Kasba Pargana, Haveli, Tehsil: Sadar, Dist: Gorakhpur (Uttar Pradesh)-273003, Gorakhpur Development Authority, admeasuring 4088 sq. mtr. area, being developed by HPGK Infra Pvt Ltd (Formerly Known as Aishpra Developers Pvt Ltd having RERA Registration No. .UPFERAPRM18652.

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:

(In Rs Lac)

Table - A1

Building/Wing/ Block /Tower Number or Name		Tower A					
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	253.03	253.03	100%	253.03	253.03	100%
2	Total Number of Basement and Plinth	306.98	306.98	100%	306.98	306.98	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	300.08	301.32	100%	300.08	300.08	100%
5	Total Number of Slabs of Super Structure	186.92	188.18	100%	186.92	186.92	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	179.25	182.50	100%	179.25	179.25	100%
7	Sanitary Fittings within the Flat/Premises,	179.94	181.73	100%	179.94	179.94	100%
8	Electrical Fitting within the Flat/Premises	171.00	173.00	100%	171.00	171.00	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	162.63	14.98	5%	8.13	8.13	5%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	164.96	77.96	25%	41.24	41.24	25%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CPP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	184.90	29.90	10%	18.49	18.49	10%

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.	175.70	26.73	10%	17.57	17.57	10%
	TOTAL	2,265.40	1,736.32		1,662.64	1,662.64	73%

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	139.33	69.66	50%	69.66	69.66	50%
2	Water Supply/Drinking Water Facilities	76.14	-	0%	0.00	0.00	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	79.52	-	0%	0.00	0.00	0%
4	Storm Water Drain	87.89	-	0%	0.00	0.00	0%
5	Landscaping & Tree Planting	27.73	-	0%	0.00	0.00	0%
6	Street Lighting	63.05	-	0%	0.00	0.00	0%
7	Community Buildings	NA	NA	N/A	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	53.75	-	0%	0.00	0.00	0%
9	Solid Waste Management & Disposal	62.91	-	0%	0.00	0.00	0%
10	Water Conservation, Rainwater Harvesting	59.97	-	0%	0.00	0.00	0%
11	Energy Management/Use of Renewable Energy	66.64	-	0%	0.00	0.00	0%
12	Fire Protection and Fire Safety Requirements	47.31	-	0%	0.00	0.00	0%
13	Electrical Sub Station, Control Panel & Meter Room	N/A	N/A	N/A	N/A	N/A	N/A
14	Receiving Station	N/A	N/A	N/A	N/A	N/A	N/A
15	Plan of Development Works	93.11	92.89	100%	93.11	92.89	100%
16	Emergency Evacuation Services	59.80	-	0%	0.00	0.23	0%
17	Common Facilities in Basement	NA	NA	N/A	NA	NA	NA
18	Others, if any (Boundary wall, etc)	60.30	65.30	100%	60.30	60.30	100%
	TOTAL	977.43	227.85		223.07	223.08	23%
	TOTAL of (Table A + Table B)	3,242.83	1,964.17		1,885.71	1,885.72	58%

3. We estimate the Total Cost for completion of the project under reference as Rs. 3242.83 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. 1885.72 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
Signature of Engineer

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Gorakhpur-273016
Aadhar No.: 497084956154
PAN No.: DJQPS1837F
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