

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)

0.- 14

Date: 12-01-2026
Information as on: 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project **ELDECO LATITUDE 27** [UPRERAPRJ382100] situated in Eldeco City, IIM Road, Lucknow, Village- Muttakipur, Tehsil- Bakshi Ka Talab, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226013 admeasuring 14282.13 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

I Akhilesh Kumar Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project ELDECO LATITUDE 27 [UPRERAPRJ382100], situate Eldeco City, IIM Road, Lucknow on the Khasra No. 239, 313Sa, 314, 315, 316, 317, 319, 329Ka (M), 330 & 331 Kha /Plot no. GH-03 of Village- Muttakipur, Tehsil- Bakshi Ka Talab, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226013 admeasuring 14282.13 sq.mts. area being developed by M/s Eldeco Housing & Industries Ltd. [UPRERAPRM21].

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

- (i) M/s BIAS Architecture as Architect
- (ii) M/s TPC Pvt. Ltd. as Structural Consultant
- (iii) M/s Rivulet Engineering as MEP Consultant
- (iv) Shri P.N. Rai 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:

Table - A

(in Rs. Lac)

Building/Wing/ Block /Tower Number or Name		Eldeco Latitude 27 (05 Towers A, B, C, D & E Having 281 Flats with Basement + Club)					
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 & Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	27.72	24.80	89.47%	24.80	24.80	89.47%
2	Total Number of Basement and Plinth	1,139.00	1,030.00	90.43%	1,030.00	1,030.00	90.43%
3	Total Number of Podiums	-	-	0.00%	-	-	0.00%
4	Stilt Floor	196.48	175.60	89.37%	175.60	175.60	89.37%
5	Total Number of Slabs of Super Structure	3,733.00	3,059.45	81.96%	3,059.45	3,059.45	81.96%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3,774.79	1,155.50	30.61%	1,155.50	1,155.50	30.61%
7	Sanitary Fittings within the Flat/Premises	338.19	27.00	7.98%	27.00	27.00	7.98%
8	Electrical Fitting within the Flat/Premises	358.31	40.30	11.25%	40.30	40.30	11.25%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	236.76	180.50	76.24%	180.50	180.50	76.24%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks,	955.00	198.00	20.73%	198.00	198.00	20.73%
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.	481.67	73.70	15.30%	73.70	73.70	15.30%
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.	110.46	65.00	58.84%	65.00	65.00	58.84%
TOTAL-		11,351.38	6,029.85		6,029.85	6,029.85	53.12%

(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.....)

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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 & Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	202.64	46.60	23.00%	46.60	46.60	23.00%
2	Water Supply/Drinking Water Facilities	11.23	3.00	26.71%	3.00	3.00	26.71%
3	Sewerage (chamber, lines, Septic Tank, STP)	23.40	11.54	49.32%	11.54	11.54	49.32%
4	Storm Water Drain	32.76	10.70	32.66%	10.70	10.70	32.66%
5	Landscaping & Tree Planting	132.90	12.50	9.41%	12.50	12.50	9.41%
6	Street Lighting	36.00	-	0.00%	-	-	0.00%
7	Community Buildings	234.00	-	0.00%	-	-	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	-	-	0.00%	-	-	0.00%
9	Solid Waste Management & Disposal	19.66	-	0.00%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	18.72	-	0.00%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	363.26	10.00	2.75%	10.00	10.00	2.75%
12	Fire Protection and Fire Safety Requirements	19.66	-	0.00%	-	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	157.71	10.00	6.34%	10.00	10.00	6.34%
14	Receiving Station	-	-	0.00%	-	-	0.00%
15	Plan of Development Works	331.16	165.52	49.98%	165.52	165.52	49.98%
16	Emergency Evacuation Services	18.72	-	0.00%	-	-	0.00%
17	Common Facilities in Basement	46.80	10.00	21.37%	10.00	10.00	21.37%
18	Others, if any (please specify) Project Clearance Fees	300.00	303.08	101.03%	303.08	303.08	101.03%
	TOTAL-	1,948.62	582.94		582.94	582.94	29.92%
	TOTAL (A+B)-	13,300.00	6,612.79		6,612.79	6,612.79	49.72%

3. We estimate the Total Cost for completion of the project under reference as Rs. **13,300.00** (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. **6,612.79** (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.....
- 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


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Signature of Engineer

Name of Engineer: AKHILESH KUMAR SINGH

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