

AYUSH SINGH

(BE CIVIL) B.TECH/2014090272

H.No- 48C, Indiranagar, Rasoolpour, Post- Shiv Puri New Colony,
Gorakhpur-273016

No.....

Date: 03.06.26

Information as on : 03.06.26

Subject: Certificate of Amount Incurred for Construction and Development of the Project Lotus Tower having Registration no.-UPRERAPRJ539762 situate in Village-Basharatpur Tehsil Gorakhpur, Competent / Development Authority: Gorakhpur Development Authority ,District:- Gorakhpur,PIN-273004 admeasuring 2173 sq.mts. area being developed by Aishpra Developers Pvt.Ltd.(Formerly SUPERLATIVE MARKETING PRIVATE LIMITED) having promoter registration no.- (UPRERAPRM18652).

I/We Ayush Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Lotus Tower having Registration no.-UPRERAPRJ539762 , situate on the Khasra No/ Plot no 677,688 of village Basharatpur Tehsil Gorakhpur Competent/ Development Authority Gorakhpur Development Authority,District Gorakhpur,PIN 273004 admeasuring 2173 sq.mts area being developed by Aishpra Developers Pvt.Ltd.(Formerly SUPERLATIVE MARKETING PRIVATE LIMITED) having promoter registration no.- (UPRERAPRM18652).

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

- (i) M/s/Shri/Smt Ashish Srivastava as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Satvanam Sharan as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- M/s/Shri/Smt 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 - 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	Expendit ure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditur e (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	24.01	24.01	100%	24.01	24.01	100%
2	Total Number of Basement and Plinth	98.31	98.31	100%	98.31	98.31	100%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	10.27	10.27	100%	10.27	10.27	100%
5	Total Number of Slabs of	174.55	174.55	100%	174.55	174.55	100%

	Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	157.50	157.50	100%	157.50	157.50	100%
7	Sanitary Fittings within the Flat/Premises,	13.13	13.13	100%	13.13	13.13	100%
8	Electrical Fitting within the Flat/Premises	40.21	40.21	100%	40.21	40.21	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24.61	24.61	100%	24.61	24.61	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	50.14	50.14	100%	50.14	50.14	100%
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.	13.07	13.07	100%	13.07	13.07	100%
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.	14.13	14.13	100%	14.13	14.13	100%
	TOTAL	619.94	619.94		619.94	619.94	100%

(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 (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	11.03	11.03	100%	11.03	11.03	100%
2	Water Supply/Drinking Water Facilities	4.60	4.60	100%	4.60	4.60	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	4.04	4.04	100%	4.04	4.04	100%
4	Storm Water Drain	4.04	4.04	100%	4.04	4.04	100%
5	Landscaping & Tree Planting	5.13	5.13	100%	5.13	5.13	100%
6	Street Lighting	7.21	7.21	100%	7.21	7.21	100%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	4.25	4.25	100%	4.25	4.25	100%
9	Solid Waste Management & Disposal	4.39	4.39	100%	4.39	4.39	100%
10	Water Conservation, Rainwater Harvesting	9.15	9.15	100%	9.15	9.15	100%
11	Energy Management/Use of Renewable Energy	12.20	12.20	100%	12.20	12.20	100%
12	Fire Protection and Fire Safety Requirements	10.32	10.32	100%	10.32	10.32	100%
13	Electrical Sub Station, Control Panel & Meter Room	9.70	9.70	100%	9.70	9.70	100%
14	Receiving Station	9.91	9.91	100%	9.91	9.91	100%
15	Plan of Development Works	7.32	7.32	100%	7.32	7.32	100%
16	Emergency Evacuation Services	4.90	4.90	100%	4.90	4.90	100%
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	1.21	1.21	100%	1.21	1.21	100%
	TOTAL	109.41	109.41		109.41	109.41	100%
	GRAND TOTAL	729.35	729.35		729.35	729.35	100%

3. We estimate the Total Cost for completion of the project under reference as Rs.729.35 lacs (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 03.06.2026 is Rs. 729.35 lacs (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 -

6. 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.....
7. 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.

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Aadhar No. : 497084956154

PAN No. : DJQPS1837F

(License No - : BTECH/2014090272 of Authority..... .)



Signature of Engineer