

S.N. USmani
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....02.

Date: 08-01-2026

Information as on 31-12-2025

Subject: Certificate of Amount Incurred for Construction Work of 7_No. of Building(s)/_NIL_Block(s) of the Project Deserve Elite[UPRERA Registration Number - UPRERAPRJ7004] situated on the Khasra No/ Plot no GH -7, Sec- 11, Vrindavan Yojna, Raibarely Road, Demarcated by its boundaries (latitude and longitude of the end points) 26° 45' 40" and 80° 57' 19" to the North 26° 45' 41" and 80° 57' 20" to the South 26° 45' 44" and 80° 57' 15" to the East 26° 45' 41" and 80° 57' 15" to the West of village Board , District -Lucknow, PIN - 226025. admeasuring_11944_sq.mts. area being developed by Deserve Builders & Developer Ltd.

I S.N. Usmani have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project Deserve Elite[UPRERA Registration Number - UPRERAPRJ7004] situated on the Khasra No/ Plot no GH -7, Sec- 11, Vrindavan Yojna, Raibarely Road, Demarcated by its boundaries (latitude and longitude of the end points) 26° 45' 40" and 80° 57' 19" to the North 26° 45' 41" and 80° 57' 20" to the South 26° 45' 44" and 80° 57' 15" to the East 26° 45' 41" and 80° 57' 15" to the West of village Board , District -Lucknow, PIN - 226025. admeasuring_11944_sq.mts. area being developed by Deserve Builders & Developer Ltd.

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

- (i) M/s Architect Avenue as L.S. / Architect
- (ii) M/s Mahimtura Consultants Pvt. Ltd. as Structural Consultant
- (iii) M/s Electro-Mech Consultants Pvt. Ltd. as MEP Consultant
- (iv) M/s Ravi Sonkar 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 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	2211417.06	2211417.06	0%	-	-	0%
2	Total Number of Basement and Plinth	26227262.16	20735520.96	0%	-	-	0%
3	Total Number of Podiums	0.00	0.00	0%	-	-	#DIV/o!
4	Stilt Floor	6491177.67	6491177.67	0%	-	-	0%
5	Total Number of Slabs of Super Structure	90876487.38	90464189.3	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	41604625.95	6102011.81	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	9370411.25	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	19490455.40	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	13493392.20	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	5622246.75	0.00	0%	-	-	0%
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.	2248898.70	0.00	0%	-	-	0%
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.	0.00	0.00	0%	-	-	#DIV/o!
	TOTAL	217636374.52	126004316.77		-	-	0

Table - A2							
Building/Wing/ Block /Tower Number or Name		Tower-B					
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	2489517.095	2489517	0%	-	-	0%
2	Total Number of Basement and Plinth	29525510.51	23343147.23	0%	-	-	0%
3	Total Number of Podiums	0	0	0%	-	-	#DIV/o!
4	Stilt Floor	6954745.92	6954745.92	0%	-	-	0%
5	Total Number of Slabs of Super Structure	97366442.88	94581559	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46836677.55	3341860	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	10548801.25	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	21941506.6	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	15190273.8	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6329280.75	0	0%	-	-	0%
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.	2531712.3	0	0%	-	-	0%
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.	0	0	0%	-	-	#DIV/o!
	TOTAL	239714468.7	130710829.8		-	-	0

Table - A3							
Building/Wing/ Block /Tower Number or Name		Tower-C					
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	2489517.095	2489517.095	0%	-	-	0%
2	Total Number of Basement and Plinth	29525510.51	23343147.23	0%	-	-	0%
3	Total Number of Podiums	0	0	0%	-	-	#DIV/o!
4	Stilt Floor	6871380.115	6871380.115	0%	-	-	0%
5	Total Number of Slabs of Super Structure	96199321.61	93878585	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46836677.55	4177325	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	10548801.25	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	21941506.6	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	15190273.8	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6329280.75	0	0%	-	-	0%
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.	2531712.3	0	0%	-	-	0%

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.	0	0	0%	-	-	#DIV/o!
TOTAL		238463981.6	130759955.1		-	-	0

(in Rs Lac)

Table - A4							
Building/Wing/ Block /Tower Number or Name		Tower-D					
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	406493.185	406493	0%	-	-	0%
2	Total Number of Basement and Plinth	4820982.685	3811514.403	0%	-	-	0%
3	Total Number of Podiums	0	0	0%	-	-	#DIV/o!
4	Stilt Floor	1029535.381	1029535	0%	-	-	0%
5	Total Number of Slabs of Super Structure	14413495.33	12330695	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	7647583.65	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	1722428.75	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	3582651.8	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2480297.4	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1033457.25	0	0%	-	-	0%
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.	413382.9	0	0%	-	-	0%
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.	0	0	0%	-	-	#DIV/o!
TOTAL		37550308.33	17578238.4		-	-	0

Table - A5							
Building/Wing/ Block /Tower Number or Name		Tower-E					
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	584857.27	584857.3	0%	-	-	0%
2	Total Number of Basement and Plinth	6936369.05	5483958.8	0%	-	-	0%
3	Total Number of Podiums	0.00	0.0	0%	-	-	#DIV/o!
4	Stilt Floor	1495403.06	1495403.1	0%	-	-	0%
5	Total Number of Slabs of Super Structure	20935642.85	16811423.1	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	11003246.85	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	2478208.75	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	5154674.20	0	0%	-	-	0%

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	3568620.60	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1486925.25	0	0%	-	-	0%
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.	594770.10	0	0%	-	-	0%
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.	0.00	0	0%	-	-	#DIV/0!
TOTAL		54238717.98	24375642.3		-	-	0

(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.....)

(in Rs Lac)

Table - A6							
Building/Wing/ Block /Tower Number or Name		Tower-F					
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	203529.06	203529.06	0%	-	-	0%
2	Total Number of Basement and Plinth	2413841.33	1908405.73	0%	-	-	0%
3	Total Number of Podiums	0.00	0.00	0%	-	-	#DIV/0!
4	Stilt Floor	618636.34		0%	-	-	0%
5	Total Number of Slabs of Super Structure	8660908.71	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3829105.95	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	862411.25	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	1793815.40	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1241872.20	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	517446.75	0.00	0%	-	-	0%
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.	206978.70	0.00	0%	-	-	0%
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.	0.00	0.00	0%	-	-	#DIV/0!
TOTAL		20348545.68	2111934.788		-	-	0

(in Rs Lac)

Table - A7							
Building/Wing/ Block /Tower Number or Name		Tower-G					
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	4615538.41	4,615,538.4	0%	-	-	0%
2	Total Number of Basement and Plinth	54463053.98	43,059,004.4	0%	-	-	0%
3	Total Number of Podiums	0	-	0%	-	-	#DIV/o!
4	Stilt Floor	13958176.9	13,958,177	0%	-	-	0%
5	Total Number of Slabs of Super Structure	195414476.1	24,491,671	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	86395407	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	19458425	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	40473524	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28020132	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	11675055	0	0%	-	-	0%
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.	4670022	0	0%	-	-	0%
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.	0	0	0%	-	-	#DIV/o!
	TOTAL	459143810.4	86124390.63		-	-	0

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	13176944.92			-	-	0%
2	Water Supply/Drinking Water Facilities	5856419.965			-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	7320524.957			-	-	0%
4	Storm Water Drain	4392314.974			-	-	0%
5	Landscaping & Tree Planting	4392314.974			-	-	0%
6	Street Lighting	2928209.983			-	-	0%
7	Community Buildings	18805597.46			-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	0			-	-	#DIV/o!
9	Solid Waste Management & Disposal	2196157.487			-	-	0%
10	Water Conservation, Rainwater Harvesting	4392314.974			-	-	0%
11	Energy Management/Use of Renewable Energy	2023889.258			-	-	0%
12	Fire Protection and Fire Safety Requirements	37987148.16			-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	42390017.74			-	-	0%
14	Receiving Station	1011944.629			-	-	0%
15	Plan of Development Works	0			-	-	#DIV/o!
16	Emergency Evacuation Services	1011944.629			-	-	0%
17	Common Facilities in Basement	3541806.201			-	-	0%
18	Others, if any (please specify)	0			-	-	#DIV/o!
	TOTAL	151427550.3			-	-	0

3. We estimate the Total Cost for completion of the project under reference as Rs 14185.24 lacs (Total of column no. 3 in Tables A1, A2....A7 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. 5176.65 lacs (Total of column no. 7 in Tables A1, A2.... A7 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.

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


Er. S. N. USMANI
(M. Tech.Structure)