

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date: 30/06/2026

Subject: Certificate of Percentage of Completion of Construction Work of MMIG & MIG No. of Building(s)/Block(s) of the Khorabar Township & Medicity Phase of the Project [UPRERA PRJ- 101175] situated on the Khasra No/ Plot no GH-07 Demarcated by its boundaries (latitude and longitude of the end points) 26.705406 to the North 83.434198 to the South _____ to the East _____ to the West of village Khorabar Tehsil Sadar Competent/ Development authority Gorakhpur District Gorakhpur PIN 273008 admeasuring 26828.10 sq.mts. area being developed by [Promotor's Name]

I Bindresh Kumar Sahani have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the MMIG & MIG Building(s)/ Multistory Block/ Tower (s) of Stilt+14 Phase of the Project, situated on the Khasra No/ Plot no GH-07 _____ of village Khorabar tehsil Sadar competent/ development authority Gorakhpur District Gorakhpur PIN 273008 admeasuring 26828.10 sq.mts. area being developed by [Promotor's Name]

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt Bindresh Kumar Sahani as L.S. / Architect ;
- (ii) M/s/Shri/Smt Tariq Ahmad as Structural Consultant
- (iii) M/s/Shri/Smt Himanshu Srivastav as MEP Consultant
- (iv) M/s/Shri/Smt Shajid Ali as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number PRJ- 101175 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

 10/07/26

Bindresh Kumar Sahani

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation of MMIG & MIG block	100%
2	number of Basement(s) and Plinth <u>No Basement, Foundation and Plinth work MMIG & MIG Block</u>	100%
3	Work of Podiums Parking	100%
4	Stilt Floor	100%
5 (i)	Slabs of Super Structure MMIG	100%
5 (ii)	Slabs of Super Structure MIG	75%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	55%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	40%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	25%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	25%

Table B

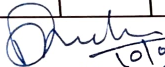
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	YES	MMIG Road Work in-progress	20%
2	Water Supply	YES	MMIG Water Supply Work in-progress	25%
3	Sewarage (chamber, lines, Septic Tank, STP)	YES	Septic tank work in Progress in MIG/MMIG	40%
4	Strom Water Drains	YES	MMIG Strom Water Drains Work in-progress	25%
5	Landscaping & Tree Planting	YES	Work Yet to Starded	0%


 10/07/26
 BINDRESH KUMAR SAHANI
 (ARCHITECT)
 COA : CA/2020/124171

6	Street Lighting	YES	Work Yet to Starded	15%
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	YES	Work Yet to Starded	35%
9	Solid Waste management & Disposal	YES	Work Yet to Starded	0%
10	Water conservation, Rain water harvesting	YES	Work In-Progress	20%
11	Energy management	YES	Work Yet to Starded	0%
12	Fire protection and fire safety requirements	YES	Work In-Progress	25%
13	Electrical meter room, sub-station, receiving station	YES	Work In-Progress	15%
14	Other (Option to Add more) Boundary Wall work of MMIG and MIG	YES	Work In-Progress	80%

Yours Faithfully


10/07/26
BINDRESH KUMAR SAHANI
(ARCHITECT)

BINDRESH KUMAR SAHANI

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO CA/2020/124171)

COA : CA/2020/124171

ENGINEER'S CERTIFICATE (On Letter Head)

30-06-2026

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
 Subject: Certificate of Percentage of Completion of Construction Work of MMIG & MIG No. of Building(s)/ Block(s) of the Khorabar Township & Medicity Phase of the Project [UPRERA PRJ-101175] situated on the Khasra No/ Plot no GH-07
 Demarcated by its boundaries (latitude and longitude of the end points) 26.705406 to the North 83.434198 to the South to the East to the West of village Khorabar Tehsil Sadar Competent/ Development authority Gorakhpur District Gorakhpur PIN 273008 admeasuring 26828.10 sq.mts. area being developed by [Promotor's Name]

I Kishan Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the MMIG & MIG Building(s)/ MultiStory Block/ Tower (s) of Stilt+14 Phase of the Project, situated on the Khasra No/ Plot no GH-07
 of village Khorabar tehsil Sadar competent/ development authority Gorakhpur District Gorakhpur PIN 273008 admeasuring 26828.10 sq.mts. area being developed by [Promotor's Name]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:
- (i) M/s/Shri/Smt Bindresh Kumar Sahani as Architect
 - (ii) M/s/Shri/Smt Tariq Ahmad as Structural Consultant
 - (iii) M/s/Shri/Smt Himanshu Srivastav as MEP Consultant
 - (iv) M/s/Shri/Smt Shajid Ali 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 Building(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.


 अवर अभियन्ता
 गोरखपुर विकास प्राधिकरण


 सहायक अभियन्ता
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 गोरखपुर।


 अधिशासी अभियन्ता
 गोरखपुर विकास प्राधिकरण
 गोरखपुर

3. We estimate the Total Cost for completion of the project under reference as Rs. 33313 lacs (Total of S.No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred till date 30/06/2026 is calculated at Rs. 23052.48 lacs (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 10260.52 lacs (Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30/06/2026 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 30688 lakh
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 22856.56 lakh
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	74.48%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	7831.44
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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गोरखपुर

TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs 2625 lakh
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 195.92
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	7.46%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 2429.08 lakh
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

KISHAN SINGH

Address

SUPERINTENDING ENGINEER, Gorakhpur development Authority, Gorakhpur (UP)

Aadhar No.

6778 5039 5451

PAN No.

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

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