ATS STRUCTURAL CONSULTANTS

Form-REG-2

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.- 12

Date: 13-07-2026

Information as on: 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project ELDECO TRINITY [UPRERAPRJ787868] situate in Village- Sarsawan, Tehsil- Sarojini Nagar, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226002 admeasuring 12540.62 sq.mts. area being developed by M/s Eldeco Inception Buildtech Private Limited [UPRERAPRM264184].

I Akhilesh Kumar Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project ELDECO TRINITY [UPRERAPRJ787868], situate on the Khasra No. 41, 42, 44 & 46 /Plot no. GGN-GH-02 of Village- Sarsawan, Tehsil- Sarojini Nagar, Competent/Development Authority- Lucknow Development Authority (LDA), District- Lucknow, PIN- 226002 admeasuring 12540.62 sq.mts. area being developed by M/s Eldeco Inception Buildtech Private Limited [UPRERAPRM264184].

1. Following technical professionals were appointed by me for verification / certification of the cost: -
   (i) M/s ACPL Design Limited as Architect
   (ii) M/s TPC Pvt. Ltd. as Structural Consultant
   (iii) M/s C P Vidya and Associates as MEP Consultant
   (iv) Shri Prem Nath 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 Trinity (03Towers A, B & C Having 184 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	31.94	30.12	94.30%	30.12	30.12	94.30%
2	Total Number of Basement and Plinth	3,203.59	3,040.18	94.90%	3,040.18	3,040.18	94.90%
3	Total Number of Podiums	-	-	0.00%	-	-	0.00%
4	Stilt Floor	130.96	90.00	68.72%	90.00	90.00	68.72%
5	Total Number of Slabs of Super Structure	6,417.07	2,661.85	41.48%	2,661.85	2,661.85	41.48%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	4,839.10	421.81	8.72%	421.81	421.81	8.72%
7	Sanitary Fittings within the Flat/Premises	597.01	22.00	3.69%	22.00	22.00	3.69%
8	Electrical Fitting within the Flat/Premises	467.96	10.00	2.14%	10.00	10.00	2.14%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	299.21	80.00	26.74%	80.00	80.00	26.74%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	751.54	108.00	14.37%	108.00	108.00	14.37%
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.	724.39	17.00	2.35%	17.00	17.00	2.35%
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.	168.10	9.00	5.35%	9.00	9.00	5.35%
	TOTAL-	17,630.87	6,489.96		6,489.96	6,489.96	36.81%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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	259.20	10.00	3.86%	10.00	10.00	3.86%
2	Water Supply/Drinking Water Facilities	12.96	-	0.00%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	27.00	-	0.00%	-	-	0.00%
4	Storm Water Drain	37.80	-	0.00%	-	-	0.00%
5	Landscaping & Tree Planting	151.20	30.00	19.84%	30.00	30.00	19.84%
6	Street Lighting	29.70	4.00	13.47%	4.00	4.00	13.47%
7	Community Buildings	763.51	-	0.00%	-	-	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	65.88	5.00	7.59%	5.00	5.00	7.59%
9	Solid Waste Management & Disposal	10.80	-	0.00%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	16.20	-	0.00%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	481.52	30.00	6.23%	30.00	30.00	6.23%
12	Fire Protection and Fire Safety Requirements	15.12	-	0.00%	-	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	206.37	-	0.00%	-	-	0.00%
14	Receiving Station	-	-	0.00%	-	-	0.00%
15	Plan of Development Works	783.00	550.00	70.24%	550.00	550.00	70.24%
16	Emergency Evacuation Services	22.08	-	0.00%	-	-	0.00%
17	Common Facilities in Basement	66.79	-	0.00%	-	-	0.00%
18	Others, if any (please specify)	-	-	0.00%	-	-	0.00%
	TOTAL-	**2,949.13**	**629.00**		**629.00**	**629.00**	**21.33%**
	TOTAL (A+B)-	**20,580.00**	**7,118.96**		**7,118.96**	**7,118.96**	**34.59%**

3. We estimate the Total Cost for completion of the project under reference as Rs. **20,580.00** (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 30-06-2026 is Rs. **7,118.96** (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

Akhilesh Kumar Singh
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Signature of Engineer

Name of Engineer: AKHILESH KUMAR SINGH

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