

Er. PRADEEP KUMAR SHUKLA

Village- Khanpur, Meja Road, Prayagraj -212303

Mobile No. 8115408335

Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.1

Date: 11-07-2026

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Sunshine Imperial Heights" (RERA Registration No. UPRERAPRJ487319/02/2024) situated on Khasra No.- 18MI & 145 demarcated by its boundaries : 26.824834, 81.022285 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Dhanuha, Tehsil- Karchhana, Competent/Development authority-Prayagraj Development Authority, District - Prayagraj, PIN- 211008 admeasuring 16000 s.q.mts. area being developed by M/s HK Infrazone Private Limited (UPRERAPRM1534)

I Pradeep Kumar Shukla have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Sunshine Imperial Heights" (RERA Registration No. UPRERAPRJ487319/02/2024) situated on Khasra No.- 18MI & 145 demarcated by its boundaries : 26.824834, 81.022285 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Dhanuha, Tehsil- Karchhana, Competent/Development authority-Prayagraj Development Authority, District - Prayagraj, PIN- 211008 admeasuring 16000 s.q.mts. area being developed by M/s HK Infrazone Private Limited (UPRERAPRM1534)

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

- Shri Akhileshwar Singh as Licensed Surveyor / Architect
- Shri Akhilesh Kumar Singh as Structural Consultant
- M/s Shah & Pant Consulting Engg P. Ltd as MEP Consultant
- Shri Pradeep Kumar Shukla 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		1					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in lacs)	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	5.15	1.85	100%	5.15	1.85	36%
2	Total Number of Basement and Plinth	377.30	110.00	100%	377.30	110.00	29%
3	Total Number of Podiums			NA	-	-	#DIV/0!
4	Stilt Floor	230.30	100.00	100%	230.30	100.00	43%
5	Total Number of Slabs of Super Structure	2358.71	34.58	10%	235.87	34.58	1%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1863.03	27.00	5%	93.15	27.00	1%
7	Sanitary Fittings within the Flat/Premises,	265.48	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	265.48	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	20.65	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	235.98	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.	196.00	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.	98.00	0.00	0%	-	-	0%
TOTAL		5916.09	273.43		941.77	273.43	0.046218059

Table - A2

Building/Wing/ Block /Tower Number or Name		2					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Rs in lacs)	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	5.15	1.85	100%	5.15	1.85	36%
2	Total Number of Basement and Plinth	377.30	110.00	100%	377.30	110.00	29%
3	Total Number of Podiums			NA	-	-	#DIV/0!
4	Stilt Floor	230.30	100.00	45%	103.64	100.00	43%
5	Total Number of Slabs of Super Structure	2358.71	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1863.03	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	265.48	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	265.48	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	20.65	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	235.98	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.	196.00	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.	98.00	0.00	0%	-	-	0%
TOTAL		5916.09	211.85		486.08	211.85	0.03580915

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 (Rs in lacs)	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	48.29	0.00	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	24.15	0.00	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	16.90	0.00	0%	-	-	0%
4	Storm Water Drain	7.24	0.00	0%	-	-	0%
5	Landscaping & Tree Planting	9.66	0.00	0%	-	-	0%
6	Street Lighting	24.15	0.00	0%	-	-	0%
7	Community Buildings	12.07	0.00	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	4.83	0.00	0%	-	-	0%
9	Solid Waste Management & Disposal	9.66	0.00	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	7.24	0.00	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	7.24	0.00	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	16.90	0.00	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	16.90	0.00	0%	-	-	0%
14	Receiving Station			NA	-	-	NA
15	Plan of Development Works			NA	-	-	NA
16	Emergency Evacuation Services	4.83	0.00	0%	-	-	0%
17	Common Facilities in Basement			NA	-	-	NA
18	Others, if any (Boundary Wall, etc)	31.39	19.00	80%	25.11	19.00	61%
TOTAL		241.47	19.00		25.11	19.00	0.078683782

3. We estimate the Total Cost for completion of the project under reference as Rs. 12073.64 lacs (Total of column no. 3 in Table A 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. 504.28 lacs (Total of column no. 7 in Table A 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-A

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.


Pradeep Shukla
Civil Engineer
Prayagraj

Signature of Engineer

Name : Pradeep Shukla

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