No.......................   Date **12.01.2026**

Certificate of Percentage of Completion of Construction Work Urbanac Sky Mansion of 2 Block situated on Khasra No. 477,478, 479KA,611 and 612 Village Mastemau Pargana Tahseel Mohanlal Ganj Lucknow
Demarcated by its boundaries (Lattitude and Longitude of the end points)
Part of Land Khasra No. : 478 & 479 to the North
45 Mtr Wide Road to the South
12 Mtr Wide Road to the East
18 Mtr. Wide Road to the West
of Village Mastemau Pargana Tahseel Mohanlal Ganj , Lucknow Development Authority district – Lucknow Pin 226002 admeasuring 9287 sqmt. Area being developed by Chinmay Developers (Promoter) Having UPRERA Registration No. UPRERAPRJ286983/02/2024.

I/We **Arvind Kumar Pandey** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project **Urbanac Sky Mansion for Construction of 2 Tower situated on Khasra No. 477,478, 479KA,611 and 612 Village Mastemau Pargana Tahseel Mohanlal Ganj Lucknow, As on 31.12.2025**

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

(i) M/s/Shri/Smt Amit Raj as L.S. / Architect ;
(ii) M/s/Shri/Smt S.N. Saran as Structural Consultant;
(iii) M/s/Shri/Smt Sriniwas Yadav as Site Supervisor;

2. The project is proposed to start. 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.

3. We estimate the Total Cost for completion of the project under reference as Rs.8847(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 31.12.2025 is calculated at 2588.45 (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 6258.55 (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 it will be completed on the 31.12.2025 is as given in Tables A and B below :

Er. Arvind Kr. Pandey
B.Tech (Civil) MIE
Chartered Engineer
AM1293896/31082018
F-28391
Structural Engineer & Approved Valuer

12/01/2026

Table A

S.No.	Particulars	Amounts
1	Total Estimated cost of the buildings (details of blocs below)as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	8385.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2477.95
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	29.55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5907.05
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)	29.55%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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).	462.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	110.50
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	23.92%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	351.50
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	23.92%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

CBPAS Approved Engineer, Structural Engineer & Approved Valuer
Er. Arvind Kr. Pandey
B.Tech (Civil), MIE
Chartered Engineer
AM1293896/31082018
F-28391

12/01/2026

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Development Work of the Project **Urbanac Sky Mansion of 2 Block situated on Khasra No. 477,478, 479KA,611 and 612 Village Mastemau Pargana Tahseel Mohanlal Ganj Lucknow Pin : 226002**

Project Name: Urbanac Sky Mansion

S.No.	INTERNAL Development Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Road Construction	60	20%	12
2	Water Supply (OHT)+ (UGT)	50	50%	25
3	Construction of Drains	30	50%	15
4	Construction Of Parks	30	0%	0
5	Tree Plantation	07	0%	0
6	Sewar Line	30	0%	0
7	Electrification	120	15%	18
8	Outer Fire Fighting	30	0%	0
9	Generator	50	0%	0
10	Boundary Walls	45	90%	40.50
11	Rain Water Harwesting	10	0%	0
	Total (In Lacs)	462.00	23.92%	110.50

WORK DONE= 23.92%

Structural Engineer & Approved Valuer
Er. Arvind Kr. Pandey
B.Tech (Civil), M/E
Chartered Engineer
AM1293896/31082018
F-28391

12/01/2026

INVESTMENT CUM CONSTRUCTION STAGE CERTIFICATE

Investment and construction done of Total Work of the Project **Urbanac Sky Mansion of 2 Block situated on Khasra No. 477,478, 479KA,611 and 612 Village Mastemau Pargana Tahseel Mohanlal Ganj Lucknow Pin : 226002.**

Project Name: **Urbanac Sky Mansion**

Block				
S.No.	Construction Works	ESTIMATED WORK (Rs in Lacs)	%age work done	Estimated Investment Accrued (Rs in Lacs)
1	Earthwork	78	100%	78
2	Foundation	1041	100%	1041
3	Super Structure	2922	24%	701.28
4	Electric work	390	10%	39
5	Flooring	780	3%	23.40
6	Paint & Façade	375	3%	11.25
7	Bathrooms	780	10%	78.00
8	Doors & Glass	234	3%	7.02
9	Kitchen	520	2%	10.40
10	Lifts	260	11%	28.60
11	Fire	260	5%	13.00
12	Misc	745	60%	447.00
	Total in Lacs	8385	29.55%	2477.95
	Or Say	**29.55%**		

We are not Considering interest and map approvel and legal charges in detail construction and development sheet.

OBPAS Approved Engineer, Structural Engineer & Approved Valuer
Er. Arvind Kr. Pandey
B.Tech (Civil), MIE
Chartered Engineer
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12/01/2026