

ASHOK KUMAR GUPTA
STRUCTURE ENGINEER

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Ref. No. aadhar/25/26

Date 28/02/26

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.....05

Information as on

Subject: Certificate of Amount Incurred for Construction and Development of the Project Nottingham Homz, UPRERAPRJ874745/02/2024, for situate in Village Malookpurkh Tehsil Mohanlalganj District Lucknow U.P., Competent / Development Authority Lucknow Development Authority (LDA) District Lucknow admeasuring 8648.09 sq.mts. area being developed by Dragon Age Realtors Private Limited

I, Er. Ashok kumar Gupta have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Nottingham Homz, Project Id UPRERAPRJ874745/02/2024 situate in Khasra No. 83, 84, 88 and 90, VILLAGE Malookpurkh, TEHSIL Mohanlalganj, DISTRICT Lucknow U.P. competent/ development authority Lucknow Development Authority (LDA) admeasuring 8648.09 sq.mts area being developed by Dragon Age Realtors Private Limited.

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

- (i) Shri Ar. Rohit Parmar as Licensed Surveyor / Architect
- (ii) Shri Er. Ashok kumar Gupta as Structural Consultant
- (iii) Shri _Er. Dinkar Saxena as MEP Consultant
- (iv) Shri _Devesh Kumar 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, labor and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

Rs. 13788
(in Rs lac)

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Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost(lakh)	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	50	20	40%			
2	Total Number of Basement and Plinth	910	500	54.94%			
3	Total Number of Podiums	0	0	0			
4	Stilt Floor	160	110	68.75%			
5	Total Number of Slabs of Super Structure	4062	1958.55	48.21%			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5310	1000.0	18.83%			
7	Sanitary Fittings within the Flat/Premises,	785	30	3.82%			
8	Electrical Fitting within the Flat/Premises	725	30	4.137%			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	70	15	21.42%			
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	100	0	0			

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11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and	220	10	4.54%			
	Mechanical Equipment etc.						
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.	30	5	16.66%			
	TOTAL	12422.00	3678.55				

(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.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	(in Rs Lac)
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)

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1	Internal Roads & Footpaths	70	5	7.14%			
2	Water Supply/Drinking Water Facilities	50	0				
3	Sewerage (chamber, lines, Septic Tank, STP)	200	0				
4	Storm Water Drain	50	0				
5	Landscaping & Tree Planting	150	50	33.33%			
6	Street Lighting	40	0				
7	Community Buildings	0	0				
8	Treatment & Disposal of Sewage and Sullage water /STP	100	0	0			
9	Solid Waste Management & Disposal	80	0	0			
10	Water Conservation, Rainwater Harvesting	50	0	0			
11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements	350	0	0			
13	Electrical Sub Station, Control Panel & Meter Room	100	0	0			
14	Receiving Station	0	0	0			
15	Plan of Development Works	0	0	0			
16	Emergency Evacuation Services	30	0	0			
17	Common Facilities in Basement	96	0	0			
18	Others, if any (please specify)	0	0	0			
	TOTAL	1366.00	55.00				

[Handwritten Signature]

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3. We estimate the Total Cost for completion of the project under reference as Rs. 13788 (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 _____ is Rs. _____ (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

Signature & Name (IN BLOCK LETTERS) of Engineer

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