



Shree Bala Ji

ARCHITECTS & PLANNERS

"Experience the experience"

Form 405-2 (On Letter Head)

Senani Vihar, Near Sainik Dhaba

Raebareli Road, Lucknow

9838088111, 9140866850, 9170444596

No. 001/26-27

Date: 28.04.2026

Information as on 28.04.2026

Subject: Certificate of Amount Incurred for Construction and Development of 112 SHOPS the Project INDIRA BUSINESS HUB> <APPLICATION ID 1961876> situate in LUCKNOWCP 4/5A AND CP 4/6 Sector 4 GOMTI NAGAR EXTENSION Tehsil SADAR LUCKNOW Authority LUCKNOW DEVELOPEMENT AUTHORITY District LUCKNOW PIN 226025 admeasuring 4706.08 sq.mts. area being developed by HSN REALTECH UPRERAPRM458864

I PK SINGH have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on 112 SHOPS the Project INDIRA BUSINESS HUB> <APPLICATION ID 1961876> situate in LUCKNOWCP 4/5A AND CP 4/6 Sector 4 GOMTI NAGAR EXTENSION Tehsil SADAR LUCKNOW Authority LUCKNOW DEVELOPEMENT AUTHORITY District LUCKNOW PIN 226025 admeasuring 4706.08 sq.mts. area being developed by HSN REALTECH UPRERAPRM458864

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) M/s/Shri/Smt RISHI VERMA as Licensed Surveyor / Architect
 - (ii) M/s/Shri/Smt Chaudhri Mohammad Nadeem as Structural Consultant
 - (iii) M/s/Shri/Smt Javed Ahmad Khan as MEP Consultant
 - (iv) M/s/Shri/Smt Iqbal 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							
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 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	80	0	0%	0	0	0%
2	Total Number of Basement and Plinth	680	0	0%	0	0	0%
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	0%
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	880	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	380	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	200	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	260	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	260	0	0%	0	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	80	0	0%	0	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.	220	0	0%	0	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.	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL		3040	0	0%	0	0	0%

(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

							(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 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	N/A	N/A	N/A	N/A	N/A	N/A
2	Water Supply/Drinking Water Facilities	60					
3	Sewerage (chamber, lines, Septic Tank, STP)	120					
4	Storm Water Drain	120					
5	Landscaping & Tree Planting	116					
6	Street Lighting	N/A	N/A	N/A	N/A	N/A	N/A
7	Community Buildings	N/A	N/A	N/A	N/A	N/A	N/A
8	Treatment & Disposal of Sewage and Sullage water /STP	116					
9	Solid Waste Management & Disposal	N/A	N/A	N/A	N/A	N/A	N/A
10	Water Conservation, Rainwater Harvesting	50					
11	Energy Management/Use of Renewable Energy	160					
12	Fire Protection and Fire Safety Requirements	160					
13	Electrical Sub Station, Control Panel & Meter Room	160					
14	Receiving Station	200					
15	Plan of Development Works	N/A	N/A	N/A	N/A	N/A	N/A
16	Emergency Evacuation Services	400					
17	Common Facilities in Basement	100					
18	Others, if any (please specify)	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL	1762					

3. We estimate the Total Cost for completion of the project under reference as **Rs. 4802 LACS** (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 **28.04.2026** is **Rs. 0.00** (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.

Er. P. K. Singh, IDSE

CE (NEED Retd.)

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No. **P. Tech. (Civil), M. Tech. (Civil)**

Email ID **FIE, FIGS, FIV, MIRC, MIBC**