

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)

I Jitendar Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **LUMORA AVACASA VILLAS** situated on the Khasra No/ Plot no 92ETC, 150, 151M, 172/1 ETC, 173 ETC, 196M ETC, 210 ETC, 218, ETC. 222 ETC, 226 ETC, 229 ETC, 234,ETC, 235/1 ETC, 237, 270 ETC, 275M of village **Badkala** Tehsil Behat Competent/ Development Authority Zila Panchayat Saharanpur District Saharanpur PIN 247121 admeasuring 1,08,794.12 sq.mts area being developed by Lumora Estates (UPRERAPRM432634)

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) M/s **CONFLUENCE CONSULTANCY SERVICES** as Licensed Surveyor / Architect
 - (ii) M/s **OPTIMUM DESIGN PVT. LTD.** as Structural Consultant
 - (iii) M/s/ **Cespl Consultanta Pvt. Ltd.** as MEP Consultant
 - (iv) **Mr. SAURABH SAGAR** 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

1	2	3	4	5	6	7
S.No	Task / Activity	Total Estimated Cost (in lacs)	Amount incurred till now (in lacs)	% 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)
1	Excavation	187.5	33	17.6%	33.00	33.00
2	Total Number of Basement and Plinth	NA				
3	Total Number of Podiums	NA				
4	Stilt Floor	NA				
5	Total Number of Slabs of Super Structure	1875	52.5	2.8%	52.50	52.50
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1812.5	29	1.6%	29.00	29.00
7	Sanitary Fittings within the Flat/Premises,	312.5	5	1.6%	5.00	5.00
8	Electrical Fitting within the Flat/Premises	625	10	1.6%	10.00	10.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	250	4		4.00	4.00



10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	937.5	15	2%	15.00	15.00
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.	375	6	2%	6.00	6.00
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.					
TOTAL		6375	154.5	2.42%	154.5	154.5

(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
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (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)
1	Internal Roads & Footpaths	750	60	8%	60	60
2	Water Supply/Drinking Water Facilities	3375				
3	Sewerage (chamber, lines, Septic Tank, STP)	50				
4	Storm Water Drain	83.75				
5	Landscaping & Tree Planting	750	10			
6	Street Lighting	625				



20/08/2026

7	Community Buildings	1250				
8	Treatment & Disposal of Sewage and Sullage water /STP	50				
9	Solid Waste Management & Disposal	12.5				
10	Water Conservation, Rainwater Harvesting	25				
11	Energy Management/Use of Renewable Energy	N/A				
12	Fire Protection and Fire Safety Requirements	N/A				
13	Electrical Sub Station, Control Panel & Meter Room	250	10	1.67%	10	10
14	Receiving Station	N/A				
15	Plan of Development Works					
16	Emergency Evacuation Services	N/A				
17	Common Facilities in Basement	N/A				
18	Others, if any (project engineering, consultancy, govt charges, misell.)	1100				
TOTAL		4946.25	80	1.61%	80	80

3. We estimate the **Total Cost for completion of the project under reference as is Rs.11321.25 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 **22 nd January 2026** is **Rs. 234.5 lacs** (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 **3.542** 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 **2.58** detailed in the Table-B.

