

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. LDA/26-27/KAILASH KHAND/01

Date:- 04/06/2026

Information as on 04.06.26

Subject: Certificate of amount incurred for Construction and Development of the Project Varun Vihar Yojna, Kailash Khand with RERA Application number 2035020 situate in Khasra No/ Plot no. 530, 533, 534, 589, 590, 593, 594, 595, 597, 598, 600, 601, 602, 603, 605, 606, 607, 613, 615 of Village- Gahalwara and Khasra No. 2958, 2959, 2960, 2961, 2963, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2985, 2986, 2993, 2994, 2995, 3036, 3041, 3042, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3052, 3053, 3055 of village- Dona demarcated by its boundaries (latitude- 26.8346 and longitude - 80.7096 of the end points) 26.8346, 80.7096 to the North 26.8207, 80.7133 to the South 26.8218, 80.7144 to the East 26.8266, 80.7044 to the West of Tehsil- Sarojni Nagar, Competent/Development authority: Lucknow Development Authority, District- Lucknow, PIN- 226101 admeasuring document area 328344 s.q.mts. area being developed by Lucknow Development Authority UPRERAPRM-10102 **having Separate A/c No. 99992469525943 in HDFC Bank.**

I/We **ANAND. G** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **Varun Vihar Yojna Kailash Khand**, situated on the above mentioned Khasra no. of village **Gahalwara and Dona**, Tehsil **Sarojni Nagar** Competent/ Development Authority **Lucknow development Authority** District **Lucknow** PIN **226101** admeasuring **328344 s.q.mts** area being developed by **UPRERAPRM-10102**

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

- (i) M/s/Shri/Smt **ARINEM** as L.S / Architect
- (ii) M/s/Shri/Smt **ANAND G** as Structural Consultant
- (iii) M/s/Shri/Smt **ARINEM/Mr. B L Yadav** as MEP Consultant
- (iv) M/s/Shri/Smt _____ 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 - A							
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						
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	NA					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA					
7	Sanitary Fittings within the Flat/Premises,	NA					
8	Electrical Fitting within the Flat/Premises	NA					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	NA					
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.	NA					
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.	NA					
	TOTAL						

(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	6060.92		0%			
2	Water Supply/Drinking Water Facilities	715.32		0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	802.10		0%			
4	Storm Water Drain	589.85		0%			
5	Landscaping & Tree Planting	660.36		0%			
6	Street Lighting	2336.83		0%			
7	Community Buildings	NA					
8	Treatment & Disposal of Sewage and Sullage water /STP	NA					
9	Solid Waste Management & Disposal	NA					
10	Water Conservation, Rainwater Harvesting	180.54		0%			
11	Energy Management/Use of Renewable Energy	NA					
12	Fire Protection and Fire Safety Requirements	NA					
13	Electrical Sub Station, Control Panel & Meter Room	2647.92		0%			
14	Receiving Station	NA					
15	Plan of Development Works	NA					
16	Emergency Evacuation Services	NA					
17	Common Facilities in Basement	NA					
18	Irrigation System	270.65		0%			
19	Overhead/Under Ground Tank	312.53		0%			
20	Others, if any (please specify)						
	TOTAL	14577.02					

3. We estimate the Total Cost for completion of the project under reference as **Rs.14577.02 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 **04.06.2026** is Rs. **ZERO** (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.

Signature & Name (IN BLOCK LETTERS) of Engineer: ANAND G
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