

A-ONE CIVIL ENGINEERING SERVICES

ENGINEER (CIVIL & STRUCTURAL) & CHARTED VALUARS

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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 a1/02.01.2026

Date: 02.01.2026

Information as on 02.01.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Avikalp Estate , 1101/1039/UPSIDA/2025-2026 situate in Village Makdhoompur Kaithi Tehsil Sarojani Nagar Competent / Development Authority UPSIDA District LUCKNOW PIN 226301 admeasuring 51941 sq.mts. area being developed by Dhanushkoti Builder & Developers

I **Niraj Panday** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project **Avikalp Estate , 1101/1039/UPSIDA/2025-2026** situate in Village **Makdhoompur Kaithi** Tehsil **Sarojani Nagar** Competent / Development Authority **UPSIDA** District **LUCKNOW** PIN 226301 admeasuring **51941** sq.mts. area being developed by **Dhanushkoti Builder & Developers**

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

- (i) M/s **SAURASHTRA DESIGN STUDIO (Sudhanshu Kumar Singh)** as Licensed Surveyor / Architect
- (ii) **Shri Niraj Panday** as Structural Consultant
- (iii) M/s **J P CONSTRUCTIONS** as MEP Consultant
- (iv) M/s/Shri/Smt **Atul Shukla** as Site Supervisor

2. The Construction of project is ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development at Project AVIKAP ESTATE situate in Village Tehsil ON KHASRA NO. **503,508,529,526,501,509,510,505,504,498,533,507,502,532 Ka, 532 Kha**, AT VILLAGE- **MAKDHOOMPUR KAITHI, TEHSIL-SAROJINI NAGAR, DISTRICT LUCKNOW** Competent / Development Authority **UPSIDA** District **LUCKNOW** admeasuring **51941** sq.mts. area being developed by **DHANUSKOTI BUILDER & DEVELOPERS**. 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	N/A					
2	Total Number of Basement and Plinth	N/A					
3	Total Number of Podiums	N/A					
4	Stilt Floor	N/A					
5	Total Number of Slabs of Super Structure	N/A					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	N/A					
7	Sanitary Fittings within the Flat/Premises,	N/A					
8	Electrical Fitting within the Flat/Premises	N/A					

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	N/A					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	N/A					
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.	N/A					
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					

Table - B
(cost incurred on internal and external development works) in respect of 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	532	0				
2	Water Supply/Drinking Water Facilities	250	0				
3	Sewerage (chamber, lines, Septic Tank, STP)	275	0				
4	Storm Water Drain	115	0				
5	Landscaping & Tree Planting	210	0				
6	Street Lighting	258	0				
7	Community Buildings	0	0				
8	Treatment & Disposal of Sewage and Sullage water /STP	225	0				
9	Solid Waste Management & Disposal	0	0				
10	Water Conservation, Rainwater Harvesting	110	0				
11	Energy Management/Use of Renewable Energy	85	0				
12	Fire Protection and Fire Safety Requirements	0	0				
13	Electrical Sub Station, Control Panel & Meter Room	0	0				
14	Receiving Station	90	0				
15	Plan of Development Works	110	0				
16	Emergency Evacuation Services	0	0				
17	Common Facilities in Basement	0	0				
18	Others, if any (Entry Gate)	85	0				
	TOTAL	2345	0				

3. We estimate the Total Cost for completion of the project under reference as Rs. 2345 **Lac** (Total of column no. 3 in 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 **02.01.2026** is Rs. **0** (Total of column no. 7 in 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. Niraj Kumar Pandey
 B.Tech (Civil), AME, Chartered Engineer
 Licensed Engineer
 Reg. -AM1958413/20122022

Yours Faithfully

Signature & Name **Niraj Panday**
 Mobile No. **9839338962**