

No.....1.....

Date: 13-2-2026

Information as on 10-02-2026

**Subject: Certificate of Amount Incurred for Construction and Development of the Project "Parekh Enclave" [UPRERA Registration Number A/F & UPRERA Project ID 1836966] situated on Plot No. - GH-1A, Ratan Khand, Sharda Nagar Scheme, Lucknow demarcated by its boundaries 26.787603, 80.926248 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of District Lucknow, admeasuring 16345 sq. meter, being developed by Nikhil Parekh (Promoter Id UPRERAPRM 421915), Hashmukh Parekh (Promoter Id UPRERAPRM 421929) and Mehul Jaysukh Parekh (Promoter Id UPRERAPRM 421899).**

I/We Sarvesh Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Parekh Enclave" [UPRERA Registration Number A/F & UPRERA Project ID 1836966] situated on Plot No. - GH-1A, Ratan Khand, Sharda Nagar Scheme, Lucknow demarcated by its boundaries 26.787603, 80.926248 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of District Lucknow, admeasuring 16345 sq. meter, being developed by Nikhil Parekh (Promoter Id UPRERAPRM 421915), Hashmukh Parekh (Promoter Id UPRERAPRM 421929) and Mehul Jaysukh Parekh (Promoter Id UPRERAPRM 421899).

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

- (i) M/s/Shri/Pawan Mishra as Licensed Surveyor / Architect
- (ii) M/s/Shri/Sarvesh Singh as Structural Consultant
- (iii) M/s/Shri/Smt as MEP Consultant
- (iv) M/s/Shri/Arvind Sharma as Site Supervisor

2. The project is Completed. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development 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				NA			
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						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
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,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks						



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.						
12	Compliance to conditions of environmental/Fire NOC, Electrical Fittings, 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.						
<b>TOTAL</b>							

(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	483	478.12	100%	483	478.12	99%
2	Water Supply/Drinking Water Facilities						
3	Sewerage (chamber, lines, Septic Tank, STP)						
4	Storm Water Drain						
5	Landscaping & Tree Planting						
6	Street Lighting						
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP						
9	Solid Waste Management & Disposal						
10	Water Conservation, Rainwater Harvesting						
11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room						
14	Receiving Station						
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement						
18	Others, if any (please specify)						
<b>TOTAL</b>		483	478.12	100%	483	478.12	99%

3. We estimate the Total Cost for completion of the project under reference as Rs. 478.12 Lakh (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 10-02-2026 is Rs. 478.12 Lakh (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.

