

ENGINEER'S CERTIFICATE

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.....

Date: 07-11-2025

Information as on 04-11-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Valencia County East Phase-2" for Construction of 37 Towers/Villas situated on Part of Khasra no. 140, 143, 144, 145, 146, 147, 148, 149, 150, 248, 249, 250, 251 demarcated by its boundaries : 26.829038, 81.028386 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Baghamau, Lucknow Development Authority, District - Lucknow, admeasuring 27279.96 sq. meter, being developed by Shalimar Lakecity Private Limited

I/We Karunesh Kumar Srivastava have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Valencia County East Phase-2" for Construction of 37 Towers/Villas situated on Part of Khasra no. 140, 143, 144, 145, 146, 147, 148, 149, 150, 248, 249, 250, 251 demarcated by its boundaries : 26.829038, 81.028386 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Baghamau, Lucknow Development Authority, District - Lucknow, admeasuring 27279.96 sq. meter, being developed by Shalimar Lakecity Private Limited

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

- (i) M/s/Shri/Smt Shivam Srivastava as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt TPC Technical Project Pvt Ltd as Structural Consultant
- (iii) M/s/Shri/Smt PDA Consultants as MEP Consultant
- (iv) M/s/Shri/Smt Amih Gupta as Site head.

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 - A1 (37 nos. of Villas)							
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	20841523	0	0%	-	-	0%
2	Total Number of Basement and Plinth	232743995	0	0%	-	-	0%
3	Total Number of Podiums			NA			NA
4	Stilt Floor			NA			NA
5	Total Number of Slabs of Super Structure	184081253	0	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	358545990	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	0	0	NA			NA
8	Electrical Fitting within the Flat/Premises	95870234	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	NA			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	40740568	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.		0	NA			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.		0	NA			NA
	TOTAL	932823561.9	0		-	-	0

Karunesh Kumar Srivastava
B. Tech (Civil)
Civil Engineer

(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	38315770			-	-	0%
2	Water Supply/Drinking Water Facilities	22989461			-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	22989461			-	-	0%
4	Storm Water Drain	15326307			-	-	0%
5	Landscaping & Tree Planting	9578942			-	-	0%
6	Street Lighting	7663154			-	-	0%
7	Community Buildings	NA					NA
8	Treatment & Disposal of Sewage and Sullage water /STP	19157884			-	-	0%
9	Solid Waste Management & Disposal	7663154			-	-	0%
10	Water Conservation, Rainwater Harvesting	5747365			-	-	0%
11	Energy Management/Use of Renewable Energy	11494730			-	-	0%
12	Fire Protection and Fire Safety Requirements	NA					NA
13	Electrical Sub Station, Control Panel & Meter Room	30950211			-	-	0%
14	Receiving Station	NA					NA
15	Plan of Development Works	NA					NA
16	Emergency Evacuation Services	NA					NA
17	Common Facilities in Basement	NA					NA
18	Others, if any (please specify)	NA					NA
	TOTAL	191876438.1	0		-	-	0

3. We estimate the Total Cost for completion of the project under reference as Rs 11247 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 04-11-2025 is Rs. NIL 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 as per Table-A1.

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 Registered Professional Engineer
 Mobile No.
 Email ID
Karunesh Kumar Srivastava
B. Tech (Civil)
Civil Engineer