

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)

No DCC/P/PDPL/GH3/2026/RC/02

Date:12.01.2026

Information as on 30.09.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project GH-3 No. of Plots(s)-192 residential plots situated in Village DEVAMAU & NIZAMPUR MAJHIGAWAN Tehsil SAROJINI NAGAR Competent / Development Authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226030 admeasuring 46389.343 sq.mts. area being developed by M/S PARDOS DEVELOPERS PVT LTD

I Shri. Vinod Kumar Tiku have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project GH-3 No. of Plots(s)-192 residential plots, situate on the Plot no GH-3 of village DEVAMAU & NIZAMPUR MAJHIGAWAN Tehsil SAROJINI NAGAR Competent/ Development Authority LUCKNOW DEVELOPMENT AUTHORITY District LUCKNOW PIN 226030 admeasuring 46389.343 sq.mts area being developed by M/S PARDOS DEVELOPERS PVT LTD

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

- (i) Smt SWAPNA DIPANKAR NATH as Architect
- (ii) M/s DESIGN COLLABORATIVE CONSULTING as Structural Consultant
- (iii) M/s DESIGN COLLABORATIVE CONSULTING as MEP Consultant
- (iv) Shri. RAJEEV SINHA 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	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA
7	Sanitary Fittings within the Flat/Premises,	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	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	NA	NA	NA	NA	NA	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	NA	NA	NA	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.	NA	NA	NA	NA	NA	NA
TOTAL		NA	NA	NA	NA	NA	NA

VINOD K TIKU
CHARTERED ENGINEER (CIVIL)

F-124328-0

THE INSTITUTION OF ENGINEERS (INDIA)

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(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	428.64	418.65	100%	428.64	418.65	97.67%
2	Water Supply/Drinking Water Facilities	42.50	40.18	100%	42.50	40.18	94.54%
3	Sewerage (chamber, lines, Septic Tank, STP)	62.50	61.30	100%	62.50	61.30	98.08%
4	Storm Water Drain	84.36	84.96	100%	84.36	84.36	100.00%
5	Landscaping & Tree Planting	418.00	340.81	100%	418.00	340.81	81.53%
6	Street Lighting	55.00	52.66	100%	55.00	52.66	95.75%
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	NA	NA	NA	NA	NA	NA
9	Solid Waste Management & Disposal	NA	NA	NA	NA	NA	NA
10	Water Conservation, Rainwater Harvesting	10.70	10.50	100%	10.70	10.50	98.13%
11	Energy Management/Use of Renewable Energy	5.00	5.00	100%	5.00	5.00	100.00%
12	Fire Protection and Fire Safety Requirements	NA	NA	NA	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	486.55	366.12	100%	486.55	366.12	75.25%
14	Receiving Station	15.00	15.00	100%	15.00	15.00	100.00%
15	Plan of Development Works	726.75	709.20	100%	726.75	709.20	97.59%
16	Emergency Evacuation Services	-	-	100%	-	-	-
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	165.00	142.80	100%	165.00	142.80	86.55%
	TOTAL	2,500.00	2,247.18		2,500.00	2,246.58	89.86%

3. We estimate the Total Cost for completion of the project under reference as **Rs.2500 Lakhs** (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 **30-09-2025** is **Rs.2246.58** (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.

Yours Faithfully

VINOD K TIKU
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