



ENGINEER'S CERTIFICATE (On Letter Head)

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. 01

Ref: Information as on 06.06.2026

Date

Subject: Certificate of Percentage of work done for of 121 VILLAS the Project Silver Swan Constructions North Avenue situate at Khasra No 1873,1874,1875,1876,1877, 1878,1879,1880,1881, 1882,1883,1888, 1889,1890,1891,1892,1893,1894,1895,1896,1897, 1898,1899, 1900, 1901, 1902,1903,1905 of village Gaura Tehsil Mohanlal Ganj Competent/ Development Authority Nagar Panchayat District Lucknow PIN 226301 admeasuring 30230.58 sq.mts area being developed by SILVER SWAN CONSTRUCTIONS UPRERAPRM403589

I ER SUNEEL VERMA have undertaken assignment as Project Engineer for certifying the amount incurred for of 121 VILLAS the Project Silver Swan Constructions North Avenue situate at Khasra No 1873,1874,1875,1876,1877, 1878,1879,1880,1881, 1882,1883,1888, 1889,1890,1891,1892,1893,1894,1895,1896,1897, 1898,1899, 1900, 1901, 1902,1903,1905 of village Gaura Tehsil Mohanlal Ganj Competent/ Development Authority Nagar Panchayat District Lucknow PIN 226301 admeasuring 30230.58 sq.mts area being developed by SILVER SWAN CONSTRUCTIONS UPRERAPRM403589

1. Following technical professionals were appointed by me for verification / certification of the cost: -
 (i) M/s/Shri/Smt Ritesh Kumar Sharma as Licensed Surveyor / Architect
 (ii) M/s/Shri/Smt Sideswar kumar as Structural Consultant
 (iii) M/s/Shri/Smt Somnath Behera as MEP Consultant
 (iv) M/s/Shri/Smt Anil Kumar 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	1321.2	251.03	19.00%	251.03	251.03	19.00%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	2422.19	207.58	8.57%	207.58	207.58	8.57%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2128.6	21.29	1.00%	21.29	21.29	1.00%
7	Sanitary Fittings within the Flat/Premises,	733.99	0	0.00%	0	0	0.00%
8	Electrical Fitting within the Flat/Premises	733.99	0	0.00%	0	0	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A
TOTAL		7339.97	479.90	6.54%	479.895683	479.895683	6.54%

(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

1	2	3	4	5	6	7	(in Rs Lac) 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	554.42	0	0.00%	0	0	0.00%
2	Water Supply/Drinking Water Facilities	110.89	0	0.00%	0	0	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	123.20	0	0.00%	0	0	0.00%
4	Storm Water Drain	61.61	0	0.00%	0	0	0.00%
5	Landscaping & Tree Planting	221.77	23.26	10.49%	23.26	23.26	10.49%
6	Street Lighting	24.64	0	0.00%	0	0	0.00%
7	Community Buildings	516.67	0	0.00%	0	0	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	61.61	0		0	0	
9	Solid Waste Management & Disposal	N/A	N/A	N/A	N/A	N/A	N/A
10	Water Conservation, Rainwater Harvesting	73.93	0		0	0	
11	Energy Management/Use of Renewable Energy	N/A	N/A	N/A	N/A	N/A	N/A
12	Fire Protection and Fire Safety Requirements	N/A	N/A	N/A	N/A	N/A	N/A
13	Electrical Sub Station, Control Panel & Meter Room	1,269.55	97.25	7.66%	97.25	97.25	7.66%
14	Receiving Station	N/A	N/A	N/A	N/A	N/A	N/A
15	Plan of Development Works	N/A	N/A	N/A	N/A	N/A	N/A
16	Emergency Evacuation Services	N/A	N/A	N/A	N/A	N/A	N/A
17	Common Facilities in Basement	N/A	N/A	N/A	N/A	N/A	N/A
18	Others, (Site Overhead)	118.80	16.11	13.56%	16.11	16.11	13.56%
	TOTAL	3,137.09	136.62	0.00%	136.62	136.62	0.00%

3. We estimate the Total Cost for completion of the project under reference as Rs. 10,477.06 (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 06.06.2026 is Rs. 615.62 (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.

SUNEEL VERMA
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