

Form-REG-2  
ENGINEER'S CERTIFICATE

22-01-2026

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Information as on 19-01-2026

**Subject: Certificate of Amount Incurred for Construction and Development of the Project "Shalimar Courtyard" (RERA Registration No. A/F) situated on Khasra No. 2, 3, 4, 5, 6, 7, 8, 9 and 11 demarcated by its boundaries : 25.322477, 82.984990 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Habibpura, Tehsil- Sadar, Competent Authority- Varanasi Development Authority, District - Varanasi, admeasuring 15161 sq. meter, being developed by Shalimar Skyline Private Limited (UPRERAPRM438401)**

I Karunesh Kumar Srivastava have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "Shalimar Courtyard" (RERA Registration No. A/F) situated on Khasra No. 2, 3, 4, 5, 6, 7, 8, 9 and 11 demarcated by its boundaries : 25.322477, 82.984990 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Habibpura, Tehsil- Sadar, Competent Authority- Varanasi Development Authority, District - Varanasi, admeasuring 15161 sq. meter, being developed by Shalimar Skyline Private Limited (UPRERAPRM438401)

**This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.**

1. Following technical professionals were consulted by me for ve

- Shri Shivam Srivastava as Licensed Surveyor / Architect
- Shri V.D. Sharma (Optimum Design) as Structural Consult
- Shri Nafees Qureshi (Paradise Consultant) as MEP Consult
- Shri Rajeev Sarasvat 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:

Table - A1							
Building/Wing/ Block /Tower Number or Name			Tower A				
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	12774643	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	72457090	0.00	0%	-	-	0%
3	Total Number of Podiums	0	-	NA	-	-	NA
4	Stilt Floor	7567933	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	128654864	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	116087628	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises.	9676588	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	29635382	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	18136300	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	36967019	0.00	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.	9634511	0.00	0%	-	-	0%

Karunesh Kumar Srivastava  
B. Tech (Civil)  
Civil Engineer

Address: Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow-226010

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	0.00	0%	-	-	#DIV/0!
<b>TOTAL</b>		<b>441581958</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>0</b>

Table - A2

Building/Wing/ Block /Tower Number or Name		Tower B					
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	12774643	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	72457090	0.00	0%	-	-	0%
3	Total Number of Podiums	0	-	NA	-	-	NA
4	Stilt Floor	7567933	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	158926596	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	139448879	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	11750143	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	34927414	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	21374925	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	42740450	0.00	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment as per CPP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	11570812	0.00	0%	-	-	0%
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	0.00	0%	-	-	#DIV/0!
<b>TOTAL</b>		<b>513538886</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>0</b>

Table - A3

Building/Wing/ Block /Tower Number or Name		Tower C					
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	12774643	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	72457090	0.00	0%	-	-	0%
3	Total Number of Podiums	0	-	NA	-	-	NA
4	Stilt Floor	7567933	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	189198329	0.00	0%	-	-	0%

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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	159062165	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises	13132513	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	41277853	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	25261275	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	47967351	0.00	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.	13203644	0.00	0%	-	-	0%
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	0.00	0%	-	-	#DIV/0!
<b>TOTAL</b>		<b>581902796</b>	<b>0</b>				<b>0</b>

Table - A4

Building/Wing/ Block /Tower Number or Name		Tower D					
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)
1	Excavation	12774643	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	72457090	0.00	0%	-	-	0%
3	Total Number of Podiums	0	-	NA	-	-	NA
4	Stilt Floor	7567933	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	189498329	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	159062165	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises	13132513	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	41277853	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	25261275	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	47967351	0.00	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.	13203644	0.00	0%	-	-	0%
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	0.00	0%	-	-	#DIV/0!
<b>TOTAL</b>		<b>581902796</b>	<b>0</b>				<b>0</b>

Table - A5

Building/Wing/ Block /Tower Number or Name		Tower E					
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Karunesh Kumar Srivastava  
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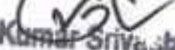
Civil Engineer

Address: Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow-226010

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)
1	Excavation	12774643	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	72457090	0.00	0%	-	-	0%
3	Total Number of Podiums	0	-	NA	-	-	NA
4	Silt Floor	7567933	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	158926596	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	139448879	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	11750143	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	34927414	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	21374925	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	42740450	0.00	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.	11570812	0.00	0%	-	-	0%
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 CFP 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	0.00	0%	-	-	#DIV/0!
<b>TOTAL</b>		<b>513538886</b>	<b>0</b>				<b>0</b>

Table - A6

Table - A6							
Building/Wing/ Block /Tower Number or Name			Tower F				
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)
1	Excavation	12774643	0.00	0%	-	-	0%
2	Total Number of Basement and Plinth	72457090	0.00	0%	-	-	0%
3	Total Number of Podiums	0	-	NA	-	-	NA
4	Silt Floor	7567933	0.00	0%	-	-	0%
5	Total Number of Slabs of Super Structure	128654864	0.00	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	116087628	0.00	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	9576588	0.00	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	29635382	0.00	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	18136300	0.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	36967019	0.00	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.	9534511	0.00	0%	-	-	0%

  
Karunesh Kumar Srivastava  
B. Tech (Civil)  
Civil Engineer

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 CPO 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	0.00	0%	-	-	#DIV/0!
<b>TOTAL</b>		<b>441581958.1</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>0</b>

**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	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)
1	Internal Roads & Footpaths	4,19,75,599	-	0%	-	-	0%
2	Water Supply/Drinking Water Facilities	2,09,87,800	-	0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	2,09,87,800	-	0%	-	-	0%
4	Storm Water Drain	2,09,87,800	-	0%	-	-	0%
5	Landscaping & Tree Planting	4,19,75,599	-	0%	-	-	0%
6	Street Lighting	69,95,933	-	0%	-	-	0%
7	Community Buildings	-	-	0%	-	-	#DIV/0!
8	Treatment & Disposal of Sewage and Sullage water /STP	2,09,87,800	-	0%	-	-	0%
9	Solid Waste Management & Disposal	2,09,87,800	-	0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	2,09,87,800	-	0%	-	-	0%
11	Energy Management/Use of Renewable Energy	2,09,87,800	-	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	2,09,87,800	-	0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	69,95,933	-	0%	-	-	0%
14	Receiving Station	69,95,933	-	0%	-	-	0%
15	Plan of Development Works	4,19,75,599	-	0%	-	-	0%
16	Emergency Evacuation Services	2,09,87,800	-	0%	-	-	0%
17	Common Facilities in Basement	-	-	0%	-	-	#DIV/0!
18	Others, if any (Boundary wall, RLDA asset work etc)	86,35,08,497	1,51,00,000	5%	4,31,75,425	1,51,00,000	2%
<b>TOTAL</b>		<b>1,19,93,13,289</b>	<b>1,51,00,000</b>		<b>4,31,75,425</b>	<b>1,51,00,000</b>	<b>1%</b>

3. We estimate the Total Cost for completion of the project under reference as Rs. 42733.61 lacs (Total of column no. 3 in Table A 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 19-01-2025 is Rs. 151 lacs (Total of column no. 7 in Table A 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-A

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 of Engineer

  
Karunesh Kumar Srivastava  
B. Tech (Civil)  
Civil Engineer