

ENGINEER'S CERTIFICATE (On Letter Head)

No.

Date: 07.02.2026

Information as on

Subject: Certificate of Amount Incurred for Construction and Development of the Project PURVANCHAL ROYAL ATLANTIS, PHASE - I (Phase 1 of the entire MIXED LAND USE DEVELOPMENT) for construction of 01 Nos. of RESIDENTIAL block/building of the Residential Project [UPRERA Registration Number -Applied For], situated on the Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Tehsil: Mohanlalganj, Pin code: 226002 demarcated by its boundaries (26 48 17.24N 81 00 55.2708E, 26 48 14.6808N 81 00 58.86E, 26 48 17.442N 81 01 1.5024E, 26 48 19.1124 N 81 00 59.166E) to the North, to the south, to the East to the west of Mixed Land Use Plot No. F-7. Chak Gajaria City, Sultanpur Road, Lucknow, Pin code: 226002, admeasuring approx. 7087 sq.mts. (A proportionate Undivided Land Area Utilized for 84.56 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1) out of Total Mixed Use Land area of 10,508 sqm (One Undivided Mixed Use Land) being developed by PURVANCHAL PROJECTS PRIVATE LIMITED in Residential Phase No. 1 known as PURVANCHAL ROYAL ATLANTIS, PHASE - I.

I/We Hafiz Shakeel Ahmad Siddiqi have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project PURVANCHAL ROYAL ATLANTIS No. of Building(s)/01 Block(s) of the Project, situated on the khasra No/ Plot no F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Tehsil: Mohanlalganj, Pin code: 226002 competent/ development authority LUCKNOW DEVELOPMENT AUTHORITY, District Lucknow, PIN 226002 admeasuring approx. 7087 sq.mts. (A proportionate Undivided Land Area Utilized for 84.56 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1) out of Total Mixed Use Land area of 10,508 sqm (One Undivided Mixed Use Land) being developed by PURVANCHAL PROJECTS PRIVATE LIMITED

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

- (i) M/s/Shri/Smt/M/S Development Consultant as Architect as Licensed Surveyor / Architect.
- (ii) M/s/Shri/Smt M/S NNC DESIGN INTERNATIONAL. as Structural Consultant as Structural Consultant
- (iii) M/s/Shri/Smt/M/S New Growth Associates as Electrical, Sanitary , HVAC & Plumbing consultant
- (iv) M/s/Shri/Smt Mr. Vijay Kumar Rana as G.M.

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	6,18,00,000	0	0%	-	-	0%
2	Total Number of Basement and Plinth	26,68,00,000	0	0%	-	-	0%
3	Total Number of Podiums	30,76,00,000	0	0%	-	-	0%
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	32,73,00,000	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	3,59,00,000	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	10,80,00,000	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	9,59,00,000	0	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	22,84,00,000	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.	32,61,00,000	0	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.	2,72,00,000	0	0%	-	-	0%
TOTAL		1,78,50,00,000					0%

(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	1,20,00,000	0	0%	-		0%
2	Water Supply/Drinking Water Facilities	1,79,00,000	0	0%	-		0%
3	Sewerage (chamber, lines, Septic Tank, STP)	80,00,000	0	0%	-		0%
4	Storm Water Drain	41,00,000	0	0%	-		0%
5	Landscaping & Tree Planting	24,00,000	0	0%	-		0%
6	Street Lighting	1,50,00,000	0	0%	-		0%
7	Community Buildings	16,00,00,000	0	0%	-		0%
8	Treatment & Disposal of Sewage and Sullage water /STP	78,75,000	0	0%	-		0%
9	Solid Waste Management & Disposal	89,45,000	0	0%	-		0%
10	Water Conservation, Rainwater Harvesting	77,29,000	0	0%	-		0%
11	Energy Management/Use of Renewable Energy	95,00,000	0	0%	-		0%
12	Fire Protection and Fire Safety Requirements	54,00,000	0	0%	-		0%
13	Electrical Sub Station, Control Panel & Meter Room	85,00,000	0	0%	-		0%
14	Receiving Station	5,75,000	0	0%	-		0%
15	Plan of Development Works	35,26,000	0	0%	-		0%
16	Emergency Evacuation Services	10,50,000	0	0%	-		0%
17	Common Facilities in Basement	75,00,000	0	0%	-		0%
18	Others, if any (Temporary office, site bricading etc)	3,50,00,000	1,49,97,000.00	43%	1,49,97,000	1,49,97,000.00	43%
	TOTAL	31,50,00,000	1,49,97,000		1,49,97,000		4.76%

3. We estimate the Total Cost for completion of the project under reference as Rs.210,00,00,000.00 (Total of column no. 3 in Tables 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 07.02.2026 is Rs.1,49,97,000.00 (Total of column no. 7 in Tables 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 is 00%

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. is 4.76%

Your's Faithfully

Signature:-

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G.M.

PURVANCHAL PROJECTS PVT LTD.

(Handwritten Signature)
07/02/2026