



VIMAL & CO.
Civil Engineer

Vimal Kishore Azad
98, Defence Enclave
Saimari, Agra, Uttar Pradesh
282009
+91 89237 15101
vimalkazad@gmail.com

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: 23.12.2025

Information as on

Subject: Certificate of Amount Incurred for Construction and Development of the Project **Ganpati Capital Court** <Project Registration No. Applied For> situate in Village / Sector / Pocket **F, Gomti Nagar Tehsil Sadar, Lucknow** Competent / Development Authority **Lucknow Development Authority (LDA)**, District **Lucknow** PIN **226010** admeasuring **21215 sq.mts.** area being developed by **Lucknow Buildwell private limited**

I/We **Pankesh Goyal** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **Ganpati Capital Court (UPRERAPRM393292)**, situate on the Khastha No/ Plot no **Pocket- F** of village **-(NA)** Tehsil **Sadar Lucknow** Competent/ Development Authority **Lucknow Development Authority (LDA)** District **Lucknow** PIN **226010** admeasuring **21215 sq.mts** area being developed by **Lucknow Buildwell, Lucknow**

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

- M/s/Shri/Smt -**Mr. Mudit Sharma** as Licensed Surveyor / Architect
- M/s/Shri/Smt -**Mr. Pankish Goyal** as Structural Consultant
- M/s/Shri/Smt -**Mr. Kunal Chaudhary** as MEP Consultant
- M/s/Shri/Smt -**Mr. Vikrant Singh** 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

(in Rs Lacs)

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		725	0.00	0%	0.00	0.00	0.00
2	Total Number of Basement and Plinth	3	2175	0.00	0%	0.00	0.00	0.00
3	Total Number of Podiums	1		0.00	0%	0.00	0.00	0.00
4	Still Floor	NA					0.00	0.00
5	Total Number of Slabs of Super Structure	30	3625	0.00	0%	0.00	0.00	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		2175	0.00	0%	0.00	0.00	0.00
7	Sanitary Fittings within the Flat/Premises,		4450	0.00	0%	0.00	0.00	0.00
8	Electrical Fitting within the Flat/Premises		725	0.00	0%	0.00	0.00	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		725	0.00	0%	0.00	0.00	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		725	0.00	0%	0.00	0.00	0.00
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.		725	0.00	0%	0.00	0.00	0.00

Address : 98, Defence Enclave, Saimari, Agra, Uttar Pradesh - 282009

(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	210	0.00	0%	0.00	0.00	0.00	
2	Water Supply/Drinking Water Facilities	105	0.00	0%	0.00	0.00	0.00	
3	Sewerage (chamber, lines, Septic Tank, STP)	157.5	0.00	0%	0.00	0.00	0.00	
4	Storm Water Drain	105	0.00	0%	0.00	0.00	0.00	
5	Landscaping & Tree Planting	105	0.00	0%	0.00	0.00	0.00	
6	Street Lighting	105	0.00	0%	0.00	0.00	0.00	
7	Community Buildings	105	0.00	0%	0.00	0.00	0.00	
8	Treatment & Disposal of Sewage and Sullage water /STP	157.5	0.00	0%	0.00	0.00	0.00	
9	Solid Waste Management & Disposal	105	0.00	0%	0.00	0.00	0.00	
10	Water Conservation, Rainwater Harvesting	105	0.00	0%	0.00	0.00	0.00	
11	Energy Management/Use of Renewable Energy	105	0.00	0%	0.00	0.00	0.00	
12	Fire Protection and Fire Safety Requirements	105	0.00	0%	0.00	0.00	0.00	
13	Electrical Sub Station, Control Panel & Meter Room	105	0.00	0%	0.00	0.00	0.00	
14	Receiving Station	105	0.00	0%	0.00	0.00	0.00	
15	Plan of Development Works	105	0.00	0%	0.00	0.00	0.00	
16	Emergency Evacuation Services	105	0.00	0%	0.00	0.00	0.00	
17	Common Facilities in Basement	105	0.00	0%	0.00	0.00	0.00	
18	Others, if any (please specify)	105	0.00	0%	0.00	0.00	0.00	
	TOTAL	2100	0.00	0.00	0.00	0.00	0.00	

3. We estimate the Total Cost for completion of the project under reference as Rs. 16111 (In 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.

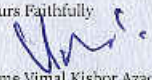
4. The admissible expenditure till 1.9.2025 is Rs. 2550 (In Lacs) (Total of column no. 7 in Tables A1, A2.... and Table B)).

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,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


Name Vimal Kishor Azad
Mobile No. 9897200669
Email ID- vimalkazad@gmail.com