

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector -62, Noida

FORM- REG -II
Dated : 19/02/26

ENGINEER'S CERTIFICATE

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

No :- 1-02/Sai City-3-26
Information as on 31.01.2026

Subject :- Certificate of amount incurred for Construction and Development work of **1 no. of Commercial Block** of the Project **Shree Sai City Phase -3** [UPRERA Registration Number Applied for] Situated at the Khasra Nos. 60, Baijalpatti, Pargana-Athgawa, Village Dasepur, Tehsil Pindra District Varanasi, Uttar Pradesh, Competent/ Development Authority VARANASI Development Authority District Varanasi, admeasuring 1,034.40 Sq.mts. area being developed by **Shree Saibaba Infracore Pvt. Ltd. Promoter IDUPRERAPRM11979**

I, Atul Saxena have undertaken assignment for certifying amount incurred for Construction of the **1 no. of Commercial Block** of the Project **Shree Sai City Phase -3** [UPRERA Registration Number Applied for] Situated at the Khasra Nos. 60, Baijalpatti, Pargana-Athgawa, Village Dasepur, Tehsil Pindra, District Varanasi, Uttar Pradesh, Competent/ Development Authority VARANASI Development Authority District Varanasi, admeasuring 1,034.40 Sq.mts. area being developed by **Shree Saibaba Infracore Pvt. Ltd. Promoter ID11979**

1. Following technical professionals are appointed by Owner/Developer and were consulted by me for verification /for certification of the cost:
 - a. Mr. NISHANT SHEKAR AS Architect
 - b. Mr. DIWAKAR BHAGAT as Structural Consultant
 - c. Mr. V S KUKREJA as MEP Consultant
 - d. Mr. RAJ SUNDARAM as Site Supervisor

2. The project has to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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.

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(In Rs. Lakhs)

Table –A6

Building/Wing/Block/Tower no or Name- Commercial		Tower -Commercial (G + 1 st Floor)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	3	0	0%	0	0	0%
2	Total Number of Basement and Plinth	6	0	0%	0	0	0%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	25	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	28	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	15	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	6	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	8	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	7	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	7	0	0%	0	0	0%
	Installation of Lifts,	10	0	0%	0	0	0%

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11	Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipment etc.						
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.	5	0	0%	0	0	0%
TOTAL		120	0	0%	0	0	0%

(In Rs. Lakhs)

Table -B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects

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 7/Column 3)
1	Internal Roads & Footpaths	4	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	2	0	0%	0	0	0%

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3	Sewerage (chamber, lines, Septic Tank, STP)	2	0	0%	0	0	0%
4	Storm Water Drain	1	0	0%	0	0	0%
5	Landscaping & Tree Planting	2	0	0%	0	0	0%
6	Street Lighting	2	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	0	0	0%	0	0	0%
9	Solid Waste Management & Disposal	2	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	4	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	0	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	5	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	4	0	0%	0	0	0%
14	Receiving Station	2	0	0%	0	0	0%
15	Plan of Development Works	0	0	0%	0	0	0%
16	Emergency Evacuation Services	0	0	0%	0	0	0%
17	Common Facilities in Basement	0	0	0%	0	0	0%
18	Others, if any	0	0	0%	0	0	0%
	TOTAL	30	0	0%	0	0	0%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 150 Lakhs**, (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

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Competent Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **31/01/26** is **Rs. NIL Lakhs** (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

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

ATUL SAXENA

Signature & Name of Engineer

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