

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. EC10052026AAS2/26-27
Date: 07-06-2026
Information as on 10-05-2026
Subject: Certificate of Amount Incurred for Construction and Development of the Project Aashrayam - Phase 2 [Applied for Registration] situated in Village - Beli, Tehsil - Mohanlalganj, Competent/ Development Authority - Lucknow Development Authority, District - Lucknow, PIN - 227125 admeasuring 45397 sq.mts area being developed by M/s Agrasheel Infratech Private Limited [UPRERAPRM290626].

I, Sandeep Singh has undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Aashrayam - Phase 2 [Applied for Registration], situated on the Khasra No. 222, 225, 256, 265, 266, 267, 268, 269, 270, 273, 293, 294, 295, 296, 297, 299, 300, 301, 302, 303, 304 of Village - Beli, Tehsil - Mohanlalganj, Competent/ Development Authority - Lucknow Development Authority, District - Lucknow, PIN - 227125 admeasuring 45397 sq.mts area being developed by M/s Agrasheel Infratech Private Limited [UPRERAPRM290626].

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

- (i) Mr. Rajneesh Kumar as Architect
- (ii) Mr. Syed Mohammad Adnan as Structural Consultant
- (iii) Mr. Rameshwar Pandey as MEP Consultant
- (iv) Mr. Sharad Chandra as Site Supervisor

2. The project is New. I have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development 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 - NOT APPLICABLE

Table - A - NOT APPLICABLE							
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	NA	NA	NA	NA	NA	NA
2	Total Number of Basement and Plinth	NA	NA	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	NA	NA	NA	NA	NA	NA

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CIN: U70200DL2012PTC233913


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7	Sanitary Fittings within the Flat/Premises,	NA	NA	NA	NA	NA	NA
8	Electrical Fitting within the Flat/Premises	NA	NA	NA	NA	NA	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
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.	NA	NA	NA	NA	NA	NA
	TOTAL	NA	NA	NA	NA	NA	NA

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
7	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	247.54	0.00	0%	0.00	0.00	0%
2	Water Supply/Drinking Water Facilities	21.51	0.00	0%	0.00	0.00	0%
3	Sewerage (chamber, lines)	77.77	0.00	0%	0.00	0.00	0%
4	Storm Water Drain	73.00	0.00	0%	0.00	0.00	0%
5	Landscaping & Tree Planting	72.90	0.00	0%	0.00	0.00	0%
6	Community Buildings	NA	NA	NA	NA	NA	NA
7	Treatment & Disposal of Sewage and Sullage water /STP	NA	NA	NA	NA	NA	NA
8	Solid Waste Management & Disposal	10.00	0.00	0%	0.00	0.00	0%



9	Water Conservation, Rainwater Harvesting	10.00	0.00	0%	0.00	0.00	0%
10	Energy Management/Use of Renewable Energy	33.13	0.00	0%	0.00	0.00	0%
11	Fire Protection and Fire Safety Requirements	35.16	0.00	0%	0.00	0.00	0%
12	Street Lighting	28.17	0.00	0%	0.00	0.00	0%
13	Electrical Sub Station, Control Panel & Meter Room	91.35	0.00	0%	0.00	0.00	0%
14	Receiving Station	217.98	0.00	0%	0.00	0.00	0%
15	Plan of Development Works	146.90	0.00	0%	0.00	0.00	0%
16	Emergency Evacuation Services	NA	NA	NA	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (Boundary Wall, possession of Plots & Miscellaneous)	839.80	0.00	0%	0.00	0.00	0%
	TOTAL	1,905.20	0.00	0%	0.00	0.00	0%

3. We estimate the Total Cost for completion of the project under reference as Rs. 1905.20 lacs (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 10-May-2026 is NIL (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 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

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