

**ENGINEER'S CERTIFICATE (On Letter Head)**

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

No.....

Date:

Information as on 15.09.2025

**Subject: Certificate of Amount Incurred for Construction and Development of the Project MIRACLE HOMES PH-II <Project\_Registration\_No Being Applied >situate in Village Mauthri tehsil Nawabganj competent/ development authority- Jila Panchayat Barabanki ,District -Barabanki, PIN -225414, admeasuring -2945 sq.mts. Area being developed by [Maxmiracle Buildcare L.L.P.][UPRERAPRM95181]**

I/We Vikas Verma have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Project MIRACLE HOMES PH-II <Project\_Registration\_No Being Applied >situate in Village Mauthri tehsil Nawabganj competent/ development authority- Jila Panchayat Barabanki ,District -Barabanki, PIN -225414, admeasuring -2945 sq.mts. Area being developed by [Maxmiracle Buildcare L.L.P.][UPRERAPRM95181]

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

- (i) M/s/Shri/Smt HIMANSHU TRIPATHI as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt YAMANK KUMAR as Structural Consultant
- (iii) M/s/Shri/Smt HIMANSHU TRIPATHI as MEP Consultant
- (iv) M/s/Shri/Smt VIBHAKAR SINGH as Site Supervisor

2. The project is new under construction. 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 )

Table - A- 16 units							
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	1500000	750000	50.00%	7,50,000.00	7,50,000.00	0.50
2	Total Number of Basement and Plinth-16 Units	15139872	5800000	50.00%	75,69,936.00	58,00,000.00	0.38
3	Total Number of Podiums	0	0	0.00%	-	-	-
4	Stilt Floor	0	0	0.00%			

					-	-	-
5	Total Number of Slabs of Super Structure 16 Units	25326368	10000000	40.00%	1,01,30,547.20	1,00,00,000.00	0.39
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	25233120	1000000	5.00%	12,61,656.00	10,00,000.00	0.04
7	Sanitary Fittings within the Flat/Premises,	11000000			-	-	-
8	Electrical Fitting within the Flat/Premises	12200000			-	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2000000			-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	6000000			-	-	-
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.	2000000	0	0.00%	-	-	-
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	533120			-	-	-

Occupancy/Completion Certificate.						
<b>TOTAL</b>	100932480	17550000		1,97,12,139.20	1,75,50,000.00	

(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 )
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	4480000	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	2800000	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	3360000	0	0	0	0	0
4	Storm Water Drain	2016000	0	0	0	0	0
5	Landscaping & Tree Planting	1120000	0	0	0	0	0
6	Street Lighting	2240000	0	0	0	0	0
7	Community Buildings	0	0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	2240000	0	0	0	0	0
9	Solid Waste Management & Disposal	560000	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	560000	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	0	0	0	0	0	0
13	Electrical Sub Station,	3024000	0	0	0	0	0

	Control Panel & Meter Room						
14	Receiving Station	0	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 (please specify)	0	0	0	0	0	0
	<b>TOTAL</b>	22400000					

3. We estimate the Total Cost for completion of the project under reference as Rs.123332480.00 (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 15.09.2025 is Rs.17550000 (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



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