

Mohd. Nazar Idris Khan

(B.E. Civil)

Form-REG-2 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.....
Date: 22-09-2025

Information as on 31-08-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "The Royal Retreat" (RERA Registration No. A/F) situated on Khasra no. 309, 361, 368. 369, 370, 371, 647, 653, 632 demarcated by its boundaries: 26.824654, 81.023525 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Baghamau, Tehsil- Sadar, Competent Authority- Lucknow Development Authority, District - Lucknow, PIN- 226010 admeasuring 14600 sq. meter, being developed by Z. M. Enterprises Private Limited (UPRERAPRM361402)

I **Mohd. Nazar Idris Khan** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project "The Royal Retreat" (RERA Registration No. A/F) situated on Khasra no. 309, 361, 368. 369, 370, 371, 647, 653, 632 demarcated by its boundaries: 26.824654, 81.023525 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Baghamau, Tehsil- Sadar, Competent Authority- Lucknow Development Authority, District - Lucknow, PIN- 226010 admeasuring 14600 sq. meter, being developed by Z. M. Enterprises Private Limited (UPRERAPRM361402)

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

- Mr. Gufran Quraishi as Licensed Surveyor
- Mr. Tabish Izhar as Structural Engineer
- Mr. Saquib Hussain as MEP Engineer
- Mohd. Tufail 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

Building/Wing/ Block /Tower Number or Name		Tower 1						
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	180.05	0	0	-	-	0%	
2	Total Number of Basement and Plinth	3663.97	0	0	-	-	0%	
3	Total Number of Podiums	0.00	0	0	-	-	-	
4	Stilt Floor	718.49	0	0	-	-	0%	
5	Total Number of Slabs of Super Structure	7332.04	0	0	-	-	0%	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3354.21	0	0	-	-	0%	

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7	Sanitary Fittings within the Flat/Premises,	739.62	0	0	-	-	0%
8	Electrical Fitting within the Flat/Premises	660.38	0	0	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1293.89	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	1320.76	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.	442.05	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.	294.70	0	0	-	-	0%
TOTAL		20000.15	0.00	0.00	-	-	0

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	207.42	0	0	-	-	0%

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2	Water Supply/Drinking Water Facilities	71.73	0	0	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	79.82	0	0	-	-	0%
4	Storm Water Drain	35.50	0	0	-	-	0%
5	Landscaping & Tree Planting	19.36	0	0	-	-	0%
6	Street Lighting	53.79	0	0	-	-	0%
7	Community Buildings	130.38	0	0	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	82.97	0	0	-	-	0%
9	Solid Waste Management & Disposal	19.36	0	0	-	-	0%
10	Water Conservation, Rainwater Harvesting	87.00	0	0	-	-	0%
11	Energy Management/Use of Renewable Energy	59.55	0	0	-	-	0%
12	Fire Protection and Fire Safety Requirements	122.64	0	0	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	770.43	0	0	-	-	0%
14	Receiving Station	0.00	0	0	-	-	-
15	Plan of Development Works	0.00	0	0	-	-	-
16	Emergency Evacuation Services	19.36	0	0	-	-	0%
17	Common Facilities in Basement	51.64	0	0	-	-	0%
18	Others, if any (please specify)	42.81	0	0	-	-	0%
	TOTAL	1853.78	0.00	0.00	-	-	0

3. We estimate the Total Cost for completion of the project under reference as Rs. 21853.94 lacs (Total of column no. 3 in Table 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 31-08-2025 is Rs. NIL lacs (Total of column no. 7 in Table 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



Signature & Name of Engineer: **Mohd. Nazar Idris Khan**

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