



# SPAN STRUCTURES

[CONSULTING STRUCTURAL ENGINEERS & RETRO FITTING CONSULTANTS]

AN ISO 9001: 2008 CERTIFIED COMPANY

Form-REG-2  
ENGINEER'S CERTIFICATE

## Er Omkar Verma

B.Tech (Civil), M.Tech (Str.) Hons, FIE  
Chartered Engineer

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

No.....

Date: 18/11/2025

Information as on 18/11/2025

**Subject: Certificate of Amount Incurred for Construction and Development of the Project NARAYANA ESTATE, Project Registration No. TO BE APPLIED situated on the Plot No. 2197/2 & 2146, Village Kanoel Pargana, Tehsil & District Lucknow, Competent / Lucknow Development Authority, District Lucknow, PIN - 226010 admeasuring 2812.96 sq.mts. area being developed by SANJEEVA CONSTRUCTIONS, Promoter ID : UPRERAPRM392930.**

I OMKAR VERMA have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "NARAYANA ESTATE", Project ID TO BE APPLIED, situated on the Plot No. 2197/2 & 2146, Village Kanoel Pargana, Tehsil & District Lucknow, Competent / Lucknow Development Authority, District Lucknow, PIN - 226010 admeasuring 2812.96 sq.mts. area being developed by SANJEEVA CONSTRUCTIONS, Promoter ID : UPRERAPRM392930.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri AJAY SRIVASTAVA as Architect
- (ii) Shri OMKAR VERMA as Structural Consultant
- (iii) M/s/Shri/Smt PRITI SHARMA as MEP Consultant
- (iv) M/s/Shri/Smt UMESH VERMA 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

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	6		0%			
2	Total Number of Basement and Plinth	250		0%			
3	Total Number of Podiums	N.A.					
4	Stilt Floor	135		0%			
5	Total Number of Slabs of Super Structure	916		0%			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	565		0%			
7	Sanitary Fittings within the Flat/Premises,	102		0%			
8	Electrical Fitting within the Flat/Premises	102		0%			
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	50		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	100		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.	46		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.	14		0%			
<b>TOTAL</b>		<b>2286</b>					

Er. Omkar Verma

B. Tech. (Civil), M. Tech. (Str.) Hons, FIE  
Chartered Engineer

(Consulting Structural & Retrofitting Consultants)

Fellow F-1262633

The Institute of Engineers (India)

8, Gokhale Marg, Kolkata WB, 700020

Address-8/14, Indira Nagar Lucknow, U.P. 226014

8/14, INDIRA NAGAR, LUCKNOW, U.P. Tel.: 0522-4049199, +91 9335908324  
Email : spanstructures@gmail.com | Website : www.spanstructures.in

(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 Lacs)

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	25.41		0%			
2	Water Supply/Drinking Water Facilities	33.88		0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	33.88		0%			
4	Storm Water Drain	3.84		0%			
5	Landscaping & Tree Planting	2.15		0%			
6	Street Lighting	5.5		0%			
7	Community Buildings	N.A.		-			
8	Treatment & Disposal of Sewage and Sullage water /STP	10.6		0%			
9	Solid Waste Management & Disposal	0.84		0%			
10	Water Conservation, Rainwater Harvesting	5.5		0%			
11	Energy Management/Use of Renewable Energy	15		0%			
12	Fire Protection and Fire Safety Requirements	16.94		0%			
13	Electrical Sub Station, Control Panel & Meter Room	50		0%			
14	Receiving Station	N.A.		-			
15	Plan of Development Works			0%			
16	Emergency Evacuation Services	N.A.		0%			
17	Common Facilities in Basement	N.A.		0%			
18	Others, if any (please specify)	N.A.		-			
	<b>TOTAL</b>	<b>203.54</b>					

3. We estimate the Total Cost for completion of the project under reference as Rs.2489.54(Rs. 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 18/11/2025 is Rs. ZERO (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

Signature & Name (ER.Omkar Verma) of Engineer  
Mobile No. : 93955903324

**Er. Omkar Verma**  
B. Tech. (Civil), M. Tech. (Str) Hons, FIE  
Chartered Engineer  
(Consulting Structural & Retrofitting Consultants)

Fellow F-1262633

The Institute of Engineers (India)  
8, Gokhale Marg, Kolkata WB, 700020

Address-8/14, Indira Nagar, Lucknow, U.P., 226016



# SANJEEVA CONSTRUCTIONS

Developers & Promoters

G.S.T. :- 09AGBPK3338A2ZU

To,  
The Technical Advisor,  
RERA,  
Naveen Bhawan,  
State Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow – 226007

Date :- 27<sup>th</sup> Dec 2025

**Subject :- Clarification for the difference of amount in Engineer's certificate and Chartered Accountant certificate, against your letter no.13050/U.P.RERA/T.C./2025-26, dated : 22-12-2025, and letter no.2212259/U.P.RERA/Pro.Regd/2025-26/, dated : 22-12-2025**

Sir,

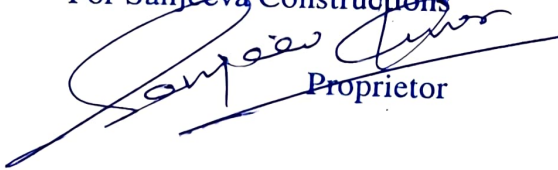
As per Chartered Accountant(CA) certificate total cost of the project which includes the cost of land as per D.M. circle rate, map approval charges, fees and registration charges of the Joint Development Agreement(JDA) are mentioned.

As per engineer's certificate is concerned entire construction cost of the project is mentioned.

Due to which the difference of amount in engineer's certificate and chartered accountant(CA) certificate arises.

Thanking You,  
Yours Faithfully,

For Sanjeeva Constructions

  
Proprietor

☎ 0522-3174723

☎ 9415025116

✉ support@sanjeevaconstructions.in

🌐 www.sanjeevaconstructions.in

📍 Registered Office :

Flat No. 101-A, Prithvi Sadan,  
1, Wala Qadar Road, Lucknow - 226001