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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 LDA/H/RA/EN-01-25

Date: 01.11.2025

Information as on 01.11.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project- Park View Apartment situate in Village- Baravan Khurd, Basantkunj Sector J, Tehsil Lucknow , Competent / Development Authority-LDA District Lucknow, PIN 226003 admeasuring 13350 sq.mts. area being developed by Lucknow Development Authority.

I/We Madan Singh have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project -Park View Housing at Basantkunj-Project Id-..... situate on the Khasra No/ Plot no.- 105,106,107,108,109,115,117 / GH-02 of Basantkunj, Sector-J, tehsil-Lucknow, competent/ development authority - LDA, District Lucknow, PIN -226003, admeasuring -13350_ sq.mts area being developed by Lucknow Development Authority.

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

- (i) M/s/Shri/Smt Sanjay Mathur as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Madan Singh as Structural Consultant
- (iii) M/s/Shri/Smt Abhishek Singh as MEP Consultant
- (iv) M/s/Shri/Smt Raj Hans Rai 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 - A1

STILT 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 (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	460.85834	0	0	0	0	0
2	Total Number of Basement and Plinth		0	0	0	0	0
3	Total Number of Podiums	750.1732	0	0	0	0	0
4	Stilt Floor	750.1732	0	0	0	0	0
5	Total Number of Slabs of Super Structure	-	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	-	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	96.37248	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30.5565	0	0	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	-	0	0	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.	25.254	0	0	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.	0	0	0	0	0
TOTAL		2113.39				

(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 - A2

BLOCK A							
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	0	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	2642.61022	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2125.564	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	751.265	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	119.37248	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30.5565	0	0	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	68.5456	0	0	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.		0	0	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.		0	0	0	0	0
TOTAL		5737.91					

Table - A3

BLOCK B							
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	0	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	2727.61022	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2125.564	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	751.265	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	119.37248	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30.5565	0	0	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	68.5456	0	0	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.		0	0	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.		0	0	0	0	0
	TOTAL	5822.91					

Table - A4

BLOCK C							
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	0	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	3369.40086	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2125.564	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	851.265	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	153.15	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	42.13554	0	0	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	94.136	0	0	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.		0	0	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.	0	0	0	0	0
TOTAL		6635.65				

Table - A5

BLOCK D							
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	0	0	0	0	0	0
2	Total Number of Basement and Plinth	0	0	0	0	0	0
3	Total Number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total Number of Slabs of Super Structure	2888.05788	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	125.1349	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	846.465	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	158.5647	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	38.463	0	0	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	92.486	0	0	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.		0	0	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.		0	0	0	0	0
TOTAL		4149.17					

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	54.378	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	48.108	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	49.428	0	0	0	0	0
4	Storm Water Drain	48.108	0	0	0	0	0
5	Landscaping & Tree Planting	57.098	0	0	0	0	0
6	Street Lighting	53.518	0	0	0	0	0
7	Community Buildings		0	0	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	67.308	0	0	0	0	0

9	Solid Waste Management & Disposal		0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	53.398	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	17.308	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	68.368	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	60.288	0	0	0	0	0
14	Receiving Station	212.828	0	0	0	0	0
15	Plan of Development Works	79.418	0	0	0	0	0
16	Emergency Evacuation Services	101.988	0	0	0	0	0
17	Common Facilities in Basement	245.428	0	0	0	0	0
18	Others, if any (please specify)		0	0	0	0	0
	TOTAL	1216.97	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs. 25676.00 Lacs (Total of column no. 3 in Tables A1, A2,A3,A4,A5 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 01.11.2025 is Rs.0.00 (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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Padma D. Cassa
