



PARESH & ASSOCIATES
CONSULTING ENGINEERS & PROJECT MANAGERS

20, Central Lane, Babar Road,
New Delhi-110001

Form-REG-2

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)

Date: 01.10.2025

No 01

Information as on 29.09.2025

Subject: Certificate of Percentage of work done for the Project **Imperial Estates by Sapphire-II** <Project_Registration_No- Applied for> situated on Khasra No. Khasra No.- **834, 836,837,838,843 in Village - Kasimpur Biruha and Khasra No - 267 in Village- Kabirpur Tehsil Mohanlal Ganj , Lucknow Tehsil-Sarajini nagar, Competent / Development Authority - Lucknow Development Authority, District -Lucknow, PIN 226501** admeasuring 11,119 sq.mts. area being developed by M/s **Sapphire Infraventures Private Limited, UPRERAPRM64792**

I/We **Paresh Jauhari** undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Imperial Estates by Sapphire-II <Project_Registration_No- Applied for> situated on Khasra No. Khasra No.- 834, 836,837,838,843 in Village - Kasimpur Biruha and Khasra No - 267 in Village- Kabirpur Tehsil Mohanlal Ganj , Lucknow Tehsil-Sarajini nagar, Competent / Development Authority - Lucknow Development Authority, District -Lucknow, PIN 226501 admeasuring 11,119 sq.mts. area being developed by M/s Sapphire Infraventures Private Limited, UPRERAPRM64792

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

- (i) M/s Akash Thapliyal as Architect
- (ii) M/s Paresh & Associates as Structural Consultant
- (iii) M/s Behera & Associates as MEP Consultant
- (iv) M/s Rakesh Pal 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 including villas 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

Building/Wing/ Block /Tower Number or Name		E					
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	15,06,050.00	0	0%			
2	Total Number of Basement and Plinth	6,73,09,200.00	0	0%			
3	Total Number of Podiums	-	0	0%			
4	Stilt Floor	29,20,960.00	0	0%			
5	Total Number of Slabs of Super Structure	14.00	0	0%			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	18,28,70,156.00	0	0%			
7	Sanitary Fittings within the Flat/Premises,	1,51,81,500.00	0	0%			
8	Electrical Fitting within the Flat/Premises	1,01,21,000.00	0	0%			
9	Staircases, Lifts Wells and Lobbies at each Floor	3,79,72,480.00	0	0%			
10	The external plumbing and external plaster,	1,51,81,500.00	0	0%			
11	Installation of Lifts, Water Pumps, Fire Fighting,	2,02,42,000.00	0	0%			
12	Compliance to conditions of environmental/Fire	1,51,81,500.00	0	0%			
	TOTAL	36,84,86,360.00	0	0%	-	-	0%

(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

Building/Wing/ Block /Tower Number or Name		F					
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	15,06,050.00	0				
2	Total Number of Basement and Plinth	6,73,09,200.00	0				
3	Total Number of Podiums	-	0				
4	Stilt Floor	29,20,960.00	0				
5	Total Number of Slabs of Super Structure	14.00	0				
6	Internal walls, Internal Plaster, Floorings within	18,28,70,156.00	0				

7	Sanitary Fittings within the Flat/Premises,	1,51,81,500.00	0				
8	Electrical Fitting within the Flat/Premises	1,01,21,000.00	0				
9	Staircases, Lifts Wells and Lobbies at each Floor	3,79,72,480.00	0				
10	The external plumbing and external plaster,	1,51,81,500.00	0				
11	Installation of Lifts, Water Pumps, Fire Fighting,	2,02,42,000.00	0				
12	Compliance to conditions of environmental/Fire	1,51,81,500.00	0				
	TOTAL	36,84,86,360.00	0	0%	-	-	0%

(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 - A3							
Building/Wing/ Block /Tower Number or Name			G				
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated	Amount incurred	% of work done as	Expenditure computed	Admissible	Value of Work done in
1	Excavation	15,06,050.00	0				
2	Total Number of Basement and Plinth	6,73,09,200.00	0				
3	Total Number of Podiums	-	0				
4	Stilt Floor	29,20,960.00	0				
5	Total Number of Slabs of Super Structure	14.00	0				
6	Internal walls, Internal Plaster, Floorings within	18,28,70,156.00	0				
7	Sanitary Fittings within the Flat/Premises,	1,51,81,500.00	0				
8	Electrical Fitting within the Flat/Premises	1,01,21,000.00	0				
9	Staircases, Lifts Wells and Lobbies at each Floor	3,79,72,480.00	0				
10	The external plumbing and external plaster,	1,51,81,500.00	0				
11	Installation of Lifts, Water Pumps, Fire Fighting,	2,02,42,000.00	0				
12	Compliance to conditions of environmental/Fire	1,51,81,500.00	0				
	TOTAL	36,84,86,360.00	0	0%	-	-	0%

(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 Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common	Total Estimated	Amount incurred	% of work done as	Expenditure computed	Admissible	Value of Work done in
1	Internal Roads & Footpaths	85,90,750.00	0	0%			
2	Water Supply/Drinking Water Facilities	45,54,450.00	0	0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	16,44,662.00	0	0%			
4	Storm Water Drain	48,45,980.00	0	0%			
5	Landscaping & Tree Planting	48,58,080.00	0	0%			
6	Street Lighting	25,56,655.00	0	0%			
7	Community Buildings	32,39,044.00	0	0%			
8	Treatment & Disposal of Sewage and Sullage	56,31,460.00	0	0%			
9	Solid Waste Management & Disposal	17,81,296.00	0	0%			
10	Water Conservation, Rainwater Harvesting	7,72,624.00	0	0%			
11	Energy Management/Use of Renewable Energy	13,51,590.00	0	0%			
12	Fire Protection and Fire Safety Requirements	15,41,980.00	0	0%			
13	Electrical Sub Station, Control Panel & Meter	89,84,300.00	0	0%			
14	Receiving Station	11,51,890.00	0	0%			
15	Plan of Development Works	14,36,589.00	0	0%			
16	Emergency Evacuation Services	1,13,780.00	0	0%			
17	Common Facilities in Basement	14,85,790.00	0	0%			
18	Others, if any (please specify)		0	0%			
	TOTAL	5,45,40,920.00	0	0%	-	-	0%

3. We estimate the Total Cost for completion of the project under reference as Rs 116.0 Crs (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 29.09.2025 is Rs 0 lacs (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..... 0%

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. 0%

Yours Faithfully


Paresh Jauhri
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For PARESH & ASSOCIATES

Proprietor