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AN ISO CERTIFIED COMPANY

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/BP/25-26/3370

Date: 23.01.2026

Information as on- 23.01.2026

Subject: Certificate of Amount Incurred for Construction & Development of the Project LAKE VIEW APARTMENT (Project application ID1800852) situated on Village Bharwara, tehsil - Lucknow, Development Authority - LUCKNOW DEVELOPMENT AUTHORITY, District-Lucknow, PIN- 226010 admeasuring 37179.00 sq.mts. being developed by LUCKNOW DEVELOPMENT AUTHORITY, (Promoter IDUPRERAPRM10102)

I/We MURALAGE have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Lake View Apartment, 3 Towers situate on the plot at GH-1 and GH-2 at Khasra No. 536, 537, 542, 543, 544, 545, 546, 547, 548, 549 & 550, 551 A, 551 B, 554 A, 554 V, 555, 556, 557A, & 557 of the Village Bharwara at, Viraj Khand, Gomti Nagar, Lucknow, Tehsil Lucknow. Viraj Khand, Gomti Nagar, Lucknow, Tehsil Lucknow. PIN- 226010, being developed by LUCKNOW DEVELOPMENT AUTHORITY (Promoter ID UPRERAPRM10102)

1. Following technical professionals are appointed by Promoter: -□

- (i) M/s MURALAGE as Licensed Surveyor / Architect□
(ii) Mr. Sanjay Sinha as Structural Consultant
(iii) M/s MURALAGE as MEP Consultant
(iv) Mr. Santosh Yadav 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/ Buildings/Wings/Blocks/Towers 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 the items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost material, labour and other inputs made by developer, and the site inspection carried out by us given in following Table A and Table B. (in Rs Lac)

Table - A 1

Building- Tower -A (Basement+Stilt+19)

1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible Expenditure (Lower of Column 4 & Column 6)	Value of Work done in Percentage as per Admissible Expenditure (Column 7/ Column 3)
1	Excavation	329.81	0	0	0	0	0
2	Total Number of Basement and Plinth	14380.26	0	0	0	0	0
3	Stilt Floor		0	0	0	0	0
4	Total Number of Slabs of Super Structure		0	0	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises,external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	0	0	0	0
6	Sanitary Fittings within the Flat/Premises, CI Soil Waste & vent Pipe & Fittings,Internal Rain Water Drainage Work,Internal Water Supply Works,RO Plant& Drinking Fountain, Solar Water Heaters, Internal Sewerage System.	1226.69	0	0	0	0	0
7	Electrical Fitting within the Flat/Premises	1306.55	0	0	0	0	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	0	0	0	0

9	Fire Alarm System Installation , Fire Fighting, Fittings and Equipment as per CFO NOC, Internal Fire Hydrant & Sprinkler System, Fire Extinguisher.	805.17	0	0	0	0	0
10	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
11	Lift Work	623.31					
12	Data/LAN, EPABX, CCTV, UPS Work	266.68					
TOTAL A		18938.47					

Table - A 2

Building- Tower -B (Basement+Stilt+19)

1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible Expenditure (Lower of Column 4 & Column 6)	Value of Work done in Percentage as per Admissible Expenditure (Column 7/ Column 3)
1	Excavation	292.84	0	0	0	0	0
2	Total Number of Basement and Plinth	14380.26	0	0	0	0	0
3	Stilt Floor		0	0	0	0	0
4	Total Number of Slabs of Super Structure		0	0	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises, external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks		0	0	0	0	0
6	Sanitary Fittings within the Flat/Premises, CI Soil Waste & vent Pipe & Fittings, Internal Rain Water Drainage Work, Internal Water Supply Works, RO Plant & Drinking Fountain, Solar Water Heaters, Internal Sewerage System.	1242.40	0	0	0	0	0
7	Electrical Fitting within the Flat/Premises	1306.55	0	0	0	0	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	0	0	0	0
9	Fire Alarm System Installation , Fire Fighting, Fittings and Equipment as per CFO NOC, Internal Fire Hydrant & Sprinkler System, Fire Extinguisher.	804.25	0	0	0	0	0
10	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
11	Lift Work	623.31					
12	Data/LAN, EPABX, CCTV, UPS Work	266.68					
TOTAL B		18916.29					

Table - A 3

Building- Tower -C (Stilt+19)

1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible Expenditure (Lower of Column 4 & Column 6)	Value of Work done in Percentage as per Admissible Expenditure (Column 7/ Column 3)
1	Excavation	29.96	0	0	0	0	0
2	Stilt Floor		0	0	0	0	0
3	Total Number of Slabs of Super Structure		0	0	0	0	0
4	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises,external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	14380.26	0	0	0	0	0
5	Sanitary Fittings within the Flat/Premises, CI Soil Waste & vent Pipe & Fittings,Internal Rain Water Drainage Work,Internal Water Supply Works,RO Plant& Drinking Fountain, Solar Water Heaters, Internal Sewerage System.	546.81	0	0	0	0	0
6	Electrical Fitting within the Flat/Premises	588.80	0	0	0	0	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	0	0	0	0
8	Fire Alarm System Installation , Fire Fighting, Fittings and Equipment as per CFO NOC,Internal Fire Hydrant & Sprinkler System, Fire Extinguisher.	422.78	0	0	0	0	0
9	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
10	Lift Work	373.98					
11	Data/LAN, EPABX, CCTV, UPS Work	114.23					
	TOTAL C	16456.82					

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% Work Done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible Expenditure (Lower of Column 4 & Column 6)	Value of Work done in Percentage as per Admissible Expenditure (Column 7/ Column 3)
1	Internal Roads & Footpaths	495.36	0	0	0	0	0
2	Sewerage (chamber, lines, Septic Tank, STP),External Sewerage System, External Rainwater Drainage System,External Water Supply System, Bore Well,500 KLD STP	391.60	0	0	0	0	0
3	Storm Water Drain	125.26	0	0	0	0	0
4	Landscaping & Tree Planting	19.91	0	0	0	0	0
5	Street Lighting	152.13	0	0	0	0	0
6	Swimming Pool	84.95	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises, CI Soil Waste & vent Pipe & Fittings,Internal Rain Water Drainage Work,Internal Water Supply Works, Internal Sewerage System.	2.73	0	0	0	0	0

8	Swimming pool only maacanical and electrical	9.62	0	0	0	0	0
9	Gate With Guard Room (2 Nos)	83.04	0	0	0	0	0
10	Community Buildings	202.32	0	0	0	0	0
11	Sanitary Fittings within the Flat/Premises, CI Soil Waste & vent Pipe & Fittings, Internal Rain Water Drainage Work, Internal Water Supply Works, RO Plant & Drinking Fountain, Internal Sewerage System.	9.89	0	0	0	0	0
12	Fire Hydrant System, Fire Extingusher, Fire Control Panels	5.21	0	0	0	0	0
13	Solid Waste Management & Disposal	NA	0	0	0	0	0
14	UG Tank	57.38	0	0	0	0	0
15	Water Conservation, Rainwater Harvesting Pit	68.05	0	0	0	0	0
16	External Fire Hydrant & Fire Pumps, Fire Control Panels	177.28	0	0	0	0	0
17	Energy Management/Use of Renewable Energy	77.26	0	0	0	0	0
18	Fire Protection and Fire Safety Requirements (For Equipments)	67.41	0	0	0	0	0
19	Electrical Sub Station, Control Panel & Meter Room	2564.62	0	0	0	0	0
20	Receiving Station		0	0	0	0	0
21	Plan of Development Works		0	0	0	0	0
22	Emergency Evacuation Services		0	0	0	0	0
23	Common Facilities in Basement		0	0	0	0	0
24	Others, if any (please specify)		0	0	0	0	0
24a	BOOM BARRIER	59.22	0	0	0	0	0
24b	EV CHARGER SYSTEM	243.09	0	0	0	0	0
24c	VIDEO DOOR PHONE SYSTEM	90.71	0	0	0	0	0
24d	AUTOMATIC NUMBER PLATE RECOGNITION SYSTEM	8.79	0	0	0	0	0
25e	VENTILATION & HVAC	342.33	0	0	0	0	0
25f	Retaining Wall	230.53	0	0	0	0	0
25g	Boundary Wall	106.71	0	0	0	0	0
25h	Hume Pipes	7.44	0	0	0	0	0
	TOTAL D	5682.84					
	G.TOTAL (A+B+C+D)	59994.42					

3. We estimate the Total Cost for completion of the project under reference as Rs. 59994.42 Lacs (Total of column no. 3 in Tables A1, A2, A3, 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 23/01/2026 is Rs. 0 (Zero) (Total of column no. 7 in Tables A1, A2, A3 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, A3.

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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