



Regd. No. U74200 DL2008PLCI84617

FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of 1236 plots of the Project UPRERAPRJ5635 situated on the Khasra No/ Plot no as per Annexure A Demarcated by its boundaries (latitude and longitude of the end points) 26.809 to the North 75.005 to the South 26.817 to the East 75.000 to the West of village Sarsawa, Aurdaonamau & Ahmamau, Tehsil Sarojni Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 734596.95 sq.mts. area being developed by Emaar Mgf Land Limited

I/We Lokesh Kumar Tyagi have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 1236 plots of the Project UPRERAPRJ5635 situated on the Khasra No/ Plot no as per Annexure A Demarcated by its boundaries (latitude and longitude of the end points) 26.809 to the North 75.005 to the South 26.817 to the East 75.000 to the West of village Sarsawa, Aurdaonamau & Ahmamau, Tehsil Sarojni Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 734596.95 sq.mts. area being developed by Emaar Mgf Land Limited

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) M/s/Shri/Smt _____ as Architect
- (ii) M/s/Shri Lokesh Kumar Tyagi _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ 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 Building(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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 25,000 Lakh (Total of S.No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being

4. The estimated actual cost incurred till date 31/12/2018 is calculated at Rs. 12000 Lakh (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. _____ (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31/12/18 date is as given in Tables A and B below :

LOKESH KUMAR TYAGI
M. Tech (Structures)
A-517051/7
75, Rajouri Apartment
Rajouri Garden, New Delhi-27

LKT Engineering Consultants Limited

Regd. Office: 75 / 288, SFS G-8-A, Rajouri Apartment, Rajouri Garden, New-Delhi-110064

Tel:- 011-45565818, Fax:- 011-45585814, www.lktengineering.com



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Table A

Building/Wing/Tower bearing Number _____ or called _____

(To be prepared separately for each Building/Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

| S.No. | Particulars | Amounts (Rs. Lakh) |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1 | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs |
| 2 | Cost incurred as on Date (Based on the actual cost incurred as per records) | Rs |
| 3 | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100 | % |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) (1-2) | Rs |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | Rs |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | % |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) | | |

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

| S.No. | Particulars | Amounts (Rs. Lakh) |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1 | Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). | 25,000 |
| 2 | Cost incurred as on (based on the actual cost incurred as per records) | 12,000 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100 | 48% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) (1-2) | 13,000 |
| 5 | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A) | 0 |
| 6 | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100) | 48% |
| (Enclose separate sheet for the cost calculations) | | |

Signature of Engineer
Name
Address
Aadhar No.
PAN No.

LOKESH KUMAR TYAGI
M. Tech (Structures)
A-517051/7
75, Rajouri Apartment
Rajouri Garden, New Delhi-27

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)

LOKESH KUMAR TYAGI
M. Tech (Structures)
A-517051/7
75, Rajouri Apartment
Rajouri Garden, New Delhi-27

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Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sqmt |
|----------------|-------------------|-----------------------------------------------------|
| Ahma Mau | 4S | 3,350.0 |
| Ahma Mau | 1A | 3,140.0 |
| Ahma Mau | 1B | 340.0 |
| Ardona Mau | 34 | 510.0 |
| Ardona Mau | 18 | 2,210.0 |
| Ardona Mau | 25 | 2,590.0 |
| Ardona Mau | 26 | 3,520.0 |
| Ardona Mau | 27 | 1,800.0 |
| Ardona Mau | 9 | 1,290.0 |
| Ardona Mau | 12 | 2,210.0 |
| Ardona Mau | 134 | 736.1 |
| Ardona Mau | 158 | 306.4 |
| Ardona Mau | 20 | 1,189.1 |
| Ardona Mau | 24 | 779.4 |
| Ardona Mau | 41/2 | 1,062.6 |
| Ardona Mau | 48 | 546.3 |
| Ardona Mau | 17 | 1,800.0 |
| Ardona Mau | 61 | 2,020.0 |
| Ardona Mau | 62 | 2,340.0 |
| Ardona Mau | 28 | 760.0 |
| Ardona Mau | 30 | 536.7 |
| Ardona Mau | 35 | 643.3 |
| Ardona Mau | 6 | 420.0 |
| Ardona Mau | 8 | 906.7 |
| Ardona Mau | 54 | 2,080.0 |
| Ardona Mau | 38 | 302.2 |
| Ardona Mau | 39 | 462.2 |
| Ardona Mau | 53 | 1,520.0 |
| Ardona Mau | 21 | 1,265.0 |
| Ardona Mau | 127S | 1,910.0 |
| Ardona Mau | 45 | 2,020.0 |
| Ardona Mau | 49 | 1,170.0 |
| Ardona Mau | 21 | 1,265.0 |
| Ardona Mau | 38 | 340.0 |
| Ardona Mau | 39 | 520.0 |
| Ardona Mau | 146 | 227.6 |
| Ardona Mau | 154 | 2,080.0 |
| Ardona Mau | 155 | 280.0 |
| Ardona Mau | 157Min | 1,260.0 |
| Ardona Mau | 157Min | 1,400.0 |
| Ardona Mau | 160Min | 1,140.0 |
| Ardona Mau | 161Min | 130.0 |
| Ardona Mau | 47Min | 1,500.0 |
| Ardona Mau | 56/1 | 440.0 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|----------------|-------------------|-----------------------------------------------------|
| Ardona Mau | 58 | 630.0 |
| Ardona Mau | 59M | 1,740.0 |
| Ardona Mau | 134 | 1,473.3 |
| Ardona Mau | 158 | 613.3 |
| Ardona Mau | 20 | 2,380.0 |
| Ardona Mau | 24 | 1,560.0 |
| Ardona Mau | 41/2 | 2,126.7 |
| Ardona Mau | 48 | 1,093.3 |
| Ardona Mau | 23 | 632.5 |
| Ardona Mau | 23 | 632.5 |
| Ardona Mau | 130 | 168.4 |
| Ardona Mau | 140 | 97.6 |
| Ardona Mau | 159/1 | 480.0 |
| Ardona Mau | 60 | 1,200.0 |
| Ardona Mau | 23 | 1,265.0 |
| Ardona Mau | 126 | 1,610.0 |
| Ardona Mau | 128 | 1,630.0 |
| Ardona Mau | 142 | 255.0 |
| Ardona Mau | 145 | 1,700.0 |
| Ardona Mau | 126 | 1,610.0 |
| Ardona Mau | 128 | 1,630.0 |
| Ardona Mau | 142 | 255.0 |
| Ardona Mau | 133min | 820.0 |
| Ardona Mau | 139 | 253.3 |
| Ardona Mau | 13min | 153.9 |
| Ardona Mau | 141Min | 833.3 |
| Ardona Mau | 31 | 146.7 |
| Ardona Mau | 32min | 980.0 |
| Ardona Mau | 46Min | 843.3 |
| Ardona Mau | 28 | 760.0 |
| Ardona Mau | 30 | 536.7 |
| Ardona Mau | 35 | 643.3 |
| Ardona Mau | 6 | 420.0 |
| Ardona Mau | 8 | 906.7 |
| Ardona Mau | 129min | 1,230.0 |
| Ardona Mau | 133min | 164.0 |
| Ardona Mau | 139 | 50.7 |
| Ardona Mau | 13min | 158.7 |
| Ardona Mau | 141Min | 166.7 |
| Ardona Mau | 31 | 29.3 |
| Ardona Mau | 32 | 196.0 |
| Ardona Mau | 46 | 168.7 |
| Ardona Mau | 133min | 316.0 |
| Ardona Mau | 139 | 152.0 |
| Ardona Mau | 13min | 372.0 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|----------------|-------------------|-----------------------------------------------------|
| Ardona Mau | 141Min | 334.0 |
| Ardona Mau | 31 | 88.0 |
| Ardona Mau | 32min | 392.0 |
| Ardona Mau | 46min | 338.0 |
| Ardona Mau | 133min | 234.7 |
| Ardona Mau | 13min | 138.7 |
| Ardona Mau | 141Min | 221.3 |
| Ardona Mau | 32min | 261.3 |
| Ardona Mau | 46min | 224.0 |
| Ardona Mau | 136 | 1,290.0 |
| Ardona Mau | 137 | 4,080.0 |
| Ardona Mau | 28 | 760.0 |
| Ardona Mau | 3 | 820.0 |
| Ardona Mau | 30 | 536.7 |
| Ardona Mau | 35 | 643.3 |
| Ardona Mau | 52 | 1,390.0 |
| Ardona Mau | 6 | 420.0 |
| Ardona Mau | 8 | 906.7 |
| Ardona Mau | 133min | 820.0 |
| Ardona Mau | 139 | 253.3 |
| Ardona Mau | 13min | 793.3 |
| Ardona Mau | 141Min | 833.3 |
| Ardona Mau | 31 | 146.7 |
| Ardona Mau | 32min | 980.0 |
| Ardona Mau | 46min | 843.3 |
| Ardona Mau | 37/2 | 190.0 |
| Ardona Mau | 52 | 526.0 |
| Ardona Mau | 138 | 1,290.0 |
| Ardona Mau | 143 | 320.0 |
| Ardona Mau | 162 | 2,470.0 |
| Ardona Mau | 57 | 250.0 |
| Ardona Mau | 132 | 1,580.0 |
| Ardona Mau | 135 | 1,975.0 |
| Ardona Mau | 16 | 1,500.0 |
| Ardona Mau | 166Min | 2,150.0 |
| Ardona Mau | 33 | 1,380.0 |
| Ardona Mau | 44 | 2,080.0 |
| Ardona Mau | 55 | 1,290.0 |
| Ardona Mau | 47 | 1,290.0 |
| Ardona Mau | 42 | 1,485.0 |
| Ardona Mau | 159/2 | 1,420.0 |
| Ardona Mau | 132 | 1,580.0 |
| Ardona Mau | 135 | 1,975.0 |
| Ardona Mau | 33 | 1,380.0 |
| Ardona Mau | 10 | 1,390.0 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|----------------|-------------------|-----------------------------------------------------|
| Ardona Mau | 144Min | 200.0 |
| Ardona Mau | 161Min | 350.0 |
| Ardona Mau | 40M | 1,610.0 |
| Ardona Mau | 56/2Min | 220.0 |
| Ardona Mau | 130 | 1,851.7 |
| Ardona Mau | 140 | 1,072.5 |
| Ardona Mau | 133min | 105.3 |
| Ardona Mau | 139 | 50.7 |
| Ardona Mau | 13min | 124.0 |
| Ardona Mau | 141Min | 111.3 |
| Ardona Mau | 31 | 29.3 |
| Ardona Mau | 32min | 130.7 |
| Ardona Mau | 46min | 112.7 |
| Ardona Mau | 52 | 864.0 |
| Sarsawa | 238 | 320.0 |
| Sarsawa | 239 | 380.0 |
| Sarsawa | 241 | 380.0 |
| Sarsawa | 326 | 920.0 |
| Sarsawa | 350 | 1,155.0 |
| Sarsawa | 375 | 1,480.0 |
| Sarsawa | 377 | 1,925.0 |
| Sarsawa | 424 | 1,501.4 |
| Sarsawa | 425 | 1,480.0 |
| Sarsawa | 232 | 6,500.0 |
| Sarsawa | 240 | 770.0 |
| Sarsawa | 327 | 870.0 |
| Sarsawa | 357 | 7,090.0 |
| Sarsawa | 374 | 2,000.0 |
| Sarsawa | 377 | 1,283.0 |
| Sarsawa | 377 | 3,530.0 |
| Sarsawa | 379 | 1,126.0 |
| Sarsawa | 388 | 320.0 |
| Sarsawa | 433 | 1,650.0 |
| Sarsawa | 350 | 1,155.0 |
| Sarsawa | 350 | 2,310.0 |
| Sarsawa | 351 | 1,100.0 |
| Sarsawa | 363 | 3,110.0 |
| Sarsawa | 375 | 1,480.0 |
| Sarsawa | 379 | 7,254.0 |
| Sarsawa | 381 | 4,120.0 |
| Sarsawa | 289 | 4,170.0 |
| Sarsawa | 323 | 5,820.0 |
| Sarsawa | 349 | 1,230.0 |
| Sarsawa | 432 | 14,900.0 |
| Sarsawa | 198 | 2,120.0 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|----------------|-------------------|-----------------------------------------------------|
| Sarsawa | 253 | 1,760.0 |
| Sarsawa | 358 | 2,460.0 |
| Sarsawa | 334Min | 5,060.0 |
| Sarsawa | 343 | 3,700.0 |
| Sarsawa | 387 | 2,060.0 |
| Sarsawa | 397 | 650.0 |
| Sarsawa | 283 | 6,490.0 |
| Sarsawa | 288 | 1,254.3 |
| Sarsawa | 290 | 6,390.0 |
| Sarsawa | 335 | 5,380.0 |
| Sarsawa | 338/1150 | 4,630.0 |
| Sarsawa | 339 | 3,728.0 |
| Sarsawa | 340 | 2,630.0 |
| Sarsawa | 373 | 5,800.0 |
| Sarsawa | 391 | 3,500.0 |
| Sarsawa | 396 | 3,650.0 |
| Sarsawa | 199 | 3,160.0 |
| Sarsawa | 200 | 560.0 |
| Sarsawa | 394 | 7,820.0 |
| Sarsawa | 44min | 25,970.0 |
| Sarsawa | 169 | 6,610.0 |
| Sarsawa | 249 | 7,000.0 |
| Sarsawa | 53 | 1,750.0 |
| Sarsawa | 319 | 1,485.0 |
| Sarsawa | 322 | 2,465.0 |
| Sarsawa | 46 | 3,040.0 |
| Sarsawa | 253 | 1,760.0 |
| Sarsawa | 319 | 1,485.0 |
| Sarsawa | 322 | 2,465.0 |
| Sarsawa | 344 | 3,960.0 |
| Sarsawa | 174 | 1,858.4 |
| Sarsawa | 36 | 181.1 |
| Sarsawa | 52 | 6,880.0 |
| Sarsawa | 276 | 1,000.0 |
| Sarsawa | 277 | 970.0 |
| Sarsawa | 184 | 150.9 |
| Sarsawa | 246 | 2,110.0 |
| Sarsawa | 42 | 230.0 |
| Sarsawa | 351 | 2,530.0 |
| Sarsawa | 353 | 1,080.0 |
| Sarsawa | 367 | 3,520.0 |
| Sarsawa | 368 | 3,560.0 |
| Sarsawa | 291 | 1,630.0 |
| Sarsawa | 348 | 5,840.0 |
| Sarsawa | 331 | 3,808.3 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|---------|------------|--------------------------------------------|
| Sarsawa | 223 | 11,227.0 |
| Sarsawa | 436 | 5,490.0 |
| Sarsawa | 422 | 9,420.0 |
| Sarsawa | 45 | 2,030.0 |
| Sarsawa | 354 | 2,870.0 |
| Sarsawa | 236 | 1,550.0 |
| Sarsawa | 236 | 1,550.0 |
| Sarsawa | 364 | 3,330.0 |
| Sarsawa | 330 | 10,160.0 |
| Sarsawa | 352 | 4,520.0 |
| Sarsawa | 372 | 5,960.0 |
| Sarsawa | 314 | 4,630.0 |
| Sarsawa | 359 | 4,540.0 |
| Sarsawa | 227 | 7,590.0 |
| Sarsawa | 172 | 2,149.9 |
| Sarsawa | 334Min | 9,350.0 |
| Sarsawa | 356 | 13,076.7 |
| Sarsawa | 320 | 7,588.0 |
| Sarsawa | 47 | 320.0 |
| Sarsawa | 171 | 2,858.2 |
| Sarsawa | 237 | 5,625.0 |
| Sarsawa | 369 | 3,840.0 |
| Sarsawa | 370 | 1,600.0 |
| Sarsawa | 393 | 2,200.0 |
| Sarsawa | 431 | 3,446.7 |
| Sarsawa | 336 | 3,610.0 |
| Sarsawa | 225 | 9,800.0 |
| Sarsawa | 233 | 4,520.0 |
| Sarsawa | 255 | 6,580.0 |
| Sarsawa | 263 | 8,130.0 |
| Sarsawa | 265 | 1,000.0 |
| Sarsawa | 372 | 2,977.5 |
| Sarsawa | 390 | 3,610.0 |
| Sarsawa | 436 | 1,828.6 |
| Sarsawa | 194 | 1,430.0 |
| Sarsawa | 237 | 5,625.0 |
| Sarsawa | 331 | 761.7 |
| Sarsawa | 321 | 5,060.0 |
| Sarsawa | 328 | 4,940.0 |
| Sarsawa | 222 | 5,000.0 |
| Sarsawa | 226Min | 9,050.0 |
| Sarsawa | 34 | 1,166.6 |
| Sarsawa | 346 | 11,230.0 |
| Sarsawa | 365 | 2,359.0 |
| Sarsawa | 264 | 5,900.0 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|----------------|-------------------|-----------------------------------------------------|
| Sarsawa | 398 | 8,150.0 |
| Sarsawa | 393 | 3,374.0 |
| Sarsawa | 202 | 1,700.0 |
| Sarsawa | 242 | 1,710.0 |
| Sarsawa | 229 | 1,390.0 |
| Sarsawa | 384 | 2,550.0 |
| Sarsawa | 353 | 1,080.0 |
| Sarsawa | 426 | 520.0 |
| Sarsawa | 428 | 540.0 |
| Sarsawa | 429 | 540.0 |
| Sarsawa | 243 | 1,090.0 |
| Sarsawa | 244 | 1,090.0 |
| Sarsawa | 257 | 4,890.0 |
| Sarsawa | 278 | 970.0 |
| Sarsawa | 282 | 520.0 |
| Sarsawa | 231 | 5,313.3 |
| Sarsawa | 341 | 3,300.0 |
| Sarsawa | 372 | 991.0 |
| Sarsawa | 192 | 1,723.2 |
| Sarsawa | 337 | 7,220.0 |
| Sarsawa | 235 | 6,040.0 |
| Sarsawa | 372 | 71.5 |
| Sarsawa | 362 | 8,170.0 |
| Sarsawa | 384 | 2,550.0 |
| Sarsawa | 347 | 10,220.0 |
| Sarsawa | 230 | 2,719.3 |
| Sarsawa | 230 | 679.8 |
| Sarsawa | 196 | 1,950.0 |
| Sarsawa | 231 | 2,656.7 |
| Sarsawa | 230 | 679.8 |
| Sarsawa | 167 | 1,809.1 |
| Sarsawa | 332 | 7,270.0 |
| Sarsawa | 223 | 1,693.0 |
| Sarsawa | 333 | 7,720.0 |
| Sarsawa | 378 | 4,150.0 |
| Sarsawa | 378/1143 | 4,170.0 |
| Sarsawa | 41 | 8,346.0 |
| Sarsawa | 338 | 2,093.3 |
| Sarsawa | 338 | 2,093.3 |
| Sarsawa | 197 | 2,390.0 |
| Sarsawa | 320 | 639.0 |
| Sarsawa | 338 | 2,093.0 |
| Sarsawa | 281 | 130.0 |
| Sarsawa | 281 | 390.0 |
| Sarsawa | 321 | 2,130.0 |

Annexure A

| Village | Khasra No. | Area purchased Under Licence in Sgmt |
|----------------|-------------------|-----------------------------------------------------|
| Sarsawa | 51 | 1,900.0 |
| Sarsawa | 317 | 4,730.0 |
| Sarsawa | 280 | 530.0 |
| Sarsawa | 325 | 1,037.5 |
| Sarsawa | 385 | 3,980.0 |
| Sarsawa | 173 | 1,570.0 |
| Sarsawa | 198 | 172.1 |
| Sarsawa | 437 | 750.0 |
| Sarsawa | 437 | 1,580.0 |
| Sarsawa | 190 | 220.0 |
| Sarsawa | 42A | 300.0 |
| Sarsawa | 293 | 1,260.0 |
| Sarsawa | 437 | 1,580.0 |
| Sarsawa | 325 | 3,110.0 |
| Sarsawa | 198 | 87.8 |
| Total | | 7,66,797.5 |