

**FORM-REG-2
ENGINEER'S CERTIFICATE**

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

No- _____ Date: 8.10.2025

Information As on 8.10.2025

Subject: Certificate of Amount Incurred for Construction and Development of the project: **Emerald Garden Project**, Registration No-UPRESA NO TO APPLIED situated in Village / Sector -E-1, GH-1, Annapali,

UWA _____ have undertaken assignment as Architect for certifying Percentage of Work done for the Project **Emerald Garden**, situated on the Khata No/Plot no Sector -E-1, GH-1, Annapali Youha, Haridwar

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

- (i) M/s/Shri Anuj Aggarwal as L.S. / Architect
- (ii) M/s/Shri Syed Mohammad Adnan as Structural Consultant
- (iii) M/s/Shri Wasim Akhtar as MEP Consultant
- (iv) M/s/Shri Naved Akhtar as Site Supervisor

2. The project is still going on. We have estimated the cost of the completion of the civil, MEP and allied work, of the plotted Development/Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our

Tower A1
(In Rs. 1786 Lac)

Table A

Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	Expenditure computed as per REG-1 (Column 3 + 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	10		0%			
2	Total number of Basement(s) and Plinth	206		0%			
3	Total number of Podiums	N/A					
4	Soft Floor	N/A					
5	Total number of Slabs of Super Structure	1032		0%			
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	146		0%			
7	Sanitary fittings within the Flat/Premises	20		0%			
8	Electrical fittings within the Flat/premises	100		0%			
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	43		0%			
10	The external plaster and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks.	107		0%			
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per DFP NCC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	100		0%			
12	Compliance to conditions of environment/Fire NoC, Electric Safety Certificate, Installation of lift as per provision of Lift Act 2024, water pumps, Fire Fitting fittings and Equipment as per C/O NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	20		0%			
TOTAL		1786					

For Q CATALYST
Arshad
Authorised Signatory

(Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/wing/Block/Tower, the table must be numbered as A1, A2...)

Tower A2
(In Rs. 1786 Lac)

Table A

Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	Expenditure computed as per REG-1 (Column 3 + 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	10		0%			
2	Total number of Basement(s) and Plinth	206		0%			
3	Total number of Podiums	N/A					
4	Soft Floor	N/A					

5	Total number of Slabs of Super Structure	1052		0%		
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	146		0%		
7	Sanitary Fittings within the Flat/Premises	20		0%		
8	Electrical Fittings within the Flat/premises	100		0%		
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	43		0%		
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the building/Wing, Overhead and Underground Water Tanks	107		0%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per CPD NDC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	100		0%		
12	Compliance to conditions of environment/Fire NoC, Electric Safety Certificate, installation of lift as per provision of Lift Act 2024, water pumps, Fire Fitting Fittings and Equipment as per CPD NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	20		0%		
TOTAL		1786				

(Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/wing/Block/Tower, the table must be numbered as A1, A2...)

Tower A9

(In Rs. 1786 Lac)

Table A

Building/Wing/Block/Tower Number or Name

1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest RSG-01	Expenditure computed as per RSG-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	10		0%			
2	Total number of Basement(s) and Plinth	258		0%			
3	Total number of Podiums	N/A					
4	Slab Floor	N/A					
5	Total number of Slabs of Super Structure	1032		0%			
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	146		0%			
7	Sanitary Fittings within the Flat/Premises	20		0%			
8	Electrical Fittings within the Flat/premises	100		0%			
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	43		0%			
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	107		0%			
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per CPD NDC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	100		0%			

For Q CATALYST

S. K. Singh
Authorised Signatory

11	Compliance to conditions of environment/Fire NoC, Electric Safety Certificate, Installation of lift as per provision of Lift Act 2024, water pumps, Fire Fitting Fittings and Equipment as per CPD/NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	20		0%			
TOTAL		1786					

(Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/Wing/Block/Tower, the table must be numbered as A1, A2...)

Tower C

(In Rs. 3973 Lac)

Table A

Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	Expenditure computed as per REG-1 (Column 3 & 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	50		0%			
2	Total number of Basement(s) and Plinth	482		0%			
3	Total number of Podiums	N/A					
4	Slit Floor	N/A					
5	Total number of Slabs of Super Structure	2315		0%			
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	125		0%			
7	Sanitary Fittings within the Flat/Premises	70		0%			
8	Electrical Fittings within the Flat/Premises	100		0%			
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	60		0%			
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	152		0%			
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per OP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	119		0%			
12	Compliance to conditions of environment/Fire NoC, Electric Safety Certificate, Installation of lift as per provision of Lift Act 2024, water pumps, Fire Fitting Fittings and Equipment as per CPD/NPC, Electrical fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	20		0%			
TOTAL		3973					

(Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/Wing/Block/Tower, the table must be numbered as A1, A2...)

Tower 5 (Studio)

(In Rs. 1187 Lac)

Table A

Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	Expenditure computed as per REG-1 (Column 3 & 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	10		0%			
2	Total number of Basement(s) and Plinth	108		0%			
3	Total number of Podiums	N/A					
4	Slit Floor	N/A					
5	Total number of Slabs of Super Structure	505		0%			
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	66		0%			

For Q CATALYST

Arvind
Authorised Signatory

7	Sanitary Fittings within the Flat/Premises	15		0%		
8	Electrical Fittings within the Flat/Premises	80		0%		
9	Staircases, Lift Wells and Lobby at each Floor level connecting Staircases and Lifts	42		0%		
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	75		0%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per CFP/NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	64		0%		
12	Compliance to conditions of environment/Fire No.C, Electric Safety Certificate, Installation of lift as per provision of Lift Act 2024, water pumps, Fire Fitting Fittings and Equipment as per CFP/NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	70		0%		
TOTAL		1187				

[Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/Wing/Block/Tower, the table must be numbered as A1, A2...]

(In Rs.463,6 Lac)

Table B

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

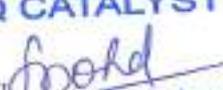
Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
S. No	Internal/External Development Work (Common facilities)	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of work done in percentage as per Admissible expenditure (Column No 7 / Column No 3)
1	Internal Roads & Footpaths	223		0%			
2	Water Supply/Drinking Water Facilities	50		0%			
3	Sewerage (chamber, lines, Septic Tank, STP)	30		0%			
4	Storm Water Drains	40		0%			
5	Landscaping & Tree Planting	250		0%			
6	Street Lighting	130		0%			
7	Community Buildings	480		0%			
8	Treatment & Disposal of sewage and Salage water/STP	70		0%			
9	Solid Waste management & Disposal	15		0%			
10	Water conservation, Rain water Harvesting	30		0%			
11	Energy Management/Uses of Renewable Energy	90		0%			
12	Fire Protection and Fire Safety Requirements	100		0%			
13	Electrical Sub-Station, Control panel & Meter Room	350		0%			
14	Receiving Station	0		0%			
15	Plan of Development Work	150		0%			
16	Emergency Evacuation Services	50		0%			
17	Common Facilities in Basement	30		0%			
18	Other, if any (Please Specify)	250		0%			
TOTAL		2218					

3. We estimated the Total cost for completion of the project under reference as Rs. 128.36 Cr. (Total of Column no. 3 in Table A1, A2,..... and Table B) including cost of development of common

4. The admissible expenditure till 6.10.2023 is Rs. Zero (Total of Column no.7 in Table A1, A2,..... And Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plot/Building/Wing/Block/Tower A1 and allied works of the aforesaid Real Estate Project, I/We certify as follows:-

Yours Faithfully

For Q CATALYST
 MOHD SHOAB
 Signature of Engineer
 Mobile No. 9851416946
 Registration No-M115523/1
 Mail Id-shoeb.qat@qat.com

Authorised Signatory