



**SAHARA**  
**INDIA PARIWAR**  
**Sahara Prime City Limited**  
REG-2  
**ENGINEER'S CERTIFICATE**

Date:-14/10/2022

To,  
SAHAR PRIME CITY LTD.  
SAHARA INDIA CENTRE 2,  
KAPOORTHALA COMPLEX,  
ALIGANJ, LUCKNOW,  
UTTAR PRADESH  
PIN CODE- 226024

UP TO 30<sup>th</sup> Sep 2022

**SUBJECT:- Certificate of Percentage of Completion work of construction work of A1,A2,A6 (03 NOS.), B1,B2,B3,B4,B5,B10,B20,B24,B25,B26,B27,B28,B29,B30 (14 NOS.), B1-6, B1-7 (02 NOS.), C1,C2,C3,C5,C12,C12A,C14,C15,C19,C20,C21,C22,C23,C24,C25 (15 NOS.), ROW HOUSE R1 TO R 109 (109 NOS.), SEMI DETACHED S1 TO S18, S31 TO S42,S76 TO S81 ( 36 NOS.), BUNGALOW V25 TO V52 (28 NOS.) no. of Blocks of the Project, UPRERA Registration Number- UPRERAPRJ9743 situated on the Khasra No. 884, 883, 881, 882, 880, 879, 435, 878, 872, 795, 793/794, 434, 433, 790, 431, 432, 789, 788, 812, 807, 813, 818, 814, 787, 778, 785, 786, 783,784, 782, 781, 780, 427, 429, 424, 414, 416, 417, 418, 421, 419, 420, 367, 366, 362, 364, 365, 368, 370, 369, 374, 371, 372, 373, 375, 378, 410, 415, 413, 379, 404, 409, 408, 380, 400, 406, 405, 403, 402, 401, 393, 394 Demarcated by its boundaries Latitude of 26°55'31.76"N and longitude of 80°53'38"E of village village Allu Nagar Diguria, Tehsil Sadar (Lucknow) & Narharpur, Tehsil Bakshi Ka Talab (Lucknow) Lucknow Development authority ,District Lucknow PIN-226020 admeasuring 292274.34 Sq.mts. area being developed by SAHAR PRIME CITY LTD.**

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 are consulted by me for verification for certification of the cost:-
  - (i) M/s ARCHITECT HAFEEZ CONTRACTOR as Architect.
  - (ii) M/s MAHIMTURA CONSULTANTS PVT. LTD, MUMBAI as structural consultant.
  - (iii) M/s CONSUMATE ENGINEERING SERVICES (P) LTD. as MEP Consultant



**SAHARA  
INDIA PARIWAR**

**Sahara Prime City Limited**

(iv) **Shri S.H RIZVI** as Site Supervisor.

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied work, of the Buildings of the project. Our estimated cost calculations are based on the drawing/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. 589.42 Crore (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 implemented.
4. The estimated actual cost incurred till date 30.09.2022 is calculated at Rs 460.23 Crore (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 Authoring is estimated at Rs. 129.19 Crore (Total of S. No. 4 in Tables A & B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 15.12.2025 date is as given in Tables A and B below.

**Table A1**

**BLOCKS A1, A2, A6 (03 NOS)**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3422.08
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	2859.39
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	83.56%
4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	562.69
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost	0.00



**SAHARA**  
**INDIA PARIWAR**  
**Sahara Prime City Limited**

	(Annexure A)	
6	Work done in percentage ( as Percentage of Estimated Cost plus additional / Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100)	83.56%

**Table A2**

**BLOCKS B1,B2,B3,B4,B5,B10,B20,B24,B25,B26,B27,B28,B29,B30 (14 NOS.), B1-6, B1-7 (02 NOS.)**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	18273.68
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	14195.73
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	77.68%
4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	4077.95
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage ( as Percentage of Estimated Cost plus additional / Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100)	77.68%

**Table A3**

**BLOCKS C1,C2,C3,C5,C12,C12A,C14,C15,C19,C20,C21,C22,C23,C24,C25 (15 NOS.)**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	23385.32
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	21071.52
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	90.11%
4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	2313.81



**SAHARA**  
**INDIA PARIWAR**  
**Sahara Prime City Limited**

5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage ( as Percentage of Estimated Cost plus additional / Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100)	90.11%

**Table A4**

**ROW HOUSE R1 TO R109 (109 NOS.)**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	3944.78
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	3448.97
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	87.43%
4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	495.81
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage ( as Percentage of Estimated Cost plus additional / Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100)	87.43%

**Table A5**

**SEMI DETACHED S1 TO S18, S31 TO S42, S76 TO S81 ( 36 NOS.)**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2250.56
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1078.58
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	47.92 %



**SAHARA**  
**INDIA PARIWAR**  
**Sahara Prime City Limited**

4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	1171.98
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage ( as Percentage of Estimated Cost plus additional / Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100)	47.92%

**Table A6**

**BUNGALOW V25 TO V52 (28 NOS.)**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2368.08
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	994.65
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100	42.00%
4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	1373.43
5	Cost incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage ( as Percentage of Estimated Cost plus additional / Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100)	42.00%

**Table B**

**Internal & External Development works and common amenities**

S. No	Particulars	Amount (Rs. IN LAC)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layouts as on date of Permission from Competent Authority. (based on the original Estimated cost)	5297.44
2	Cost incurred as on (Based on the actual cost incurred as per records)	2374.48



**SAHARA**  
**INDIA PARIWAR**

**Sahara Prime City Limited**

3	Work done the percentage (as Percentage of estimated cost (Row 2 / Row 1)*100)	44.82%
4	Balance Cost to be incurred (Based on Estimated Cost)(1-2)	2922.96
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)	44.82%

Signature of Engineer

Name: SHAMSHAD HUSSAIN RIZVI

Address: 1/304, MALHAR, SAHARA STATE JANKIPURAM, LUCKNOW

Aadhar No. 529124497996

PAN No. AAYPR2164A