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Architecture, Valuation and Project Management

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)

No.

Information as on September-25

Date 14-10-25

Subject: Certificate of amount incurred for construction and development of the project Elite Oasis Project Registration Number (UPRERAPRJ944123/02/2025) situated in situated at Plot No. GH-4, Gomti Greens, Sector 7, Gomti Nagar Extension Lucknow **competent/development authority** Lucknow Development Authority **district** Lucknow **PIN 226010 admeasuring 11827 sq mtr area being developed by** Emaar India Limited Promoter ID- UPRERAPRM6473.

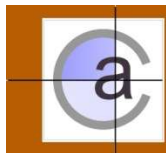
I/We **Er. Amardeep Nandrajog** __have undertaken assignment as Project Engineer for certifying the amount incurred for the work done and the Elite Oasis **Project Registration Number (UPRERAPRJ944123/02/2025) situated in** situated at Plot No. GH-4, Gomti Greens, Sector 7, Gomti Nagar Extension Lucknow **competent/development authority** Lucknow Development Authority **district-Lucknow PIN-226010 admeasuring 11827 sq mtr area being developed by** Emaar India Limited Promoter ID- UPRERAPRM6473.

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

- (i) M/S/Shri/Smt Tonish Verma as Licensed Surveyor/Architect.
- (ii) M/S/Shri/Smt Structure Design Studio as Structure Consultant.
- (iii) M/S/Shri/Smt Paradise Consultants as MEP Consultant.
- (iv) M/S/Shri/Smt Nikhil Ranjan 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 /Building/Wing/Block/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 the 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 ad other input and other inputs made by the developer, and the site inspection carried out by us is given in following Table A and Table B.



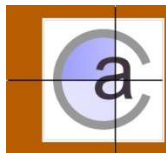


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Table – A							
Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
S. No.	Task/Activity	Total Estimated cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible 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	Incl		95%			
2	Total number of Basement and Plinth	Incl		7%			
3	Total number of Podium	Incl					
4	Stilt Floor	Incl					
5	Total number of Slabs of Super Structure(incl. Enabling Work	1,30,61,45,024	16578756	4.35%	56817308	16578756	1.269%
6	Interwall, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	48,91,25,675.00	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises	Incl	0	0%	0	0	0%
8	Electrical Fittings within the Flat/Premises	Incl	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	Incl	0	0%	0	0	0%
	The external plumbing and external plaster, elevation,	Incl	0	0%	0	0	0%





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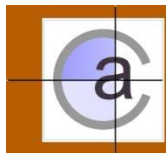
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	completion of the terraces with waterproofing of the building/wing, overhead and underground water tanks						
11	Installation of Lifts, water pumps, Firefighting, Fittings and equipments as per CFP NOC, Electrical fittings to Common areas, Electrical and Mechanical Equipment etc.	47,04,14,213.00	0	0%	0	0	0%
12	Compliance to conditions of Environmental/Fire NOC, electric Safety Certificate, installation of Lifts as per the 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.	14,87,25,505.32	0	0%	0	0	0%
13	GST, LC & Escalation	80,20,23,119.26	0	0%	0	0	0%
	TOTAL	3,21,64,33,537.00	16578756	4.35%	139914858	16578756	0.515%

(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)



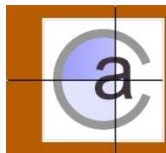


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Table-B Cost incurred on Internal and External Development works (Common facilities) in respect of the entire registered project							
1	2	3	4	5	6	7	8
S. No.	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% 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	Internal Roads and Pavements	2,36,62,800.00	0	0%	0	0	0%
2	Water Supply system	4,34,053.11	0	0%	0	0	0%
3	Storm Water drainage	28,40,330.61	0	0%	0	0	0%
4	Sewerage system	7,50,573.42	0	0%	0	0	0%
5	Street Lighting	30,42,279.78	0	0%	0	0	0%
6	Play grounds and Parks	25,26,524.43	0	0%	0	0	0%
7	Electricity supply system	24,89,358.25	0	0%	0	0	0%
8	Security and fire-fighting	19,45,862.09	0	0%	0	0	0%
9	Parking	43,94,520.00	0	0%	0	0	0%
10	STP(MEP PART)	51,94,216.64	0	0%	0	0	0%
11	Underground water tank	27,18,314.48	0	0%	0	0	0%
12	Rain water harvesting	16,53,354.88	0	0%	0	0	0%
13	Electrical sub station	1,00,84,082.31	0	0%	0	0	0%
14	Electrification Cost	58,71,729.99	0	0%	0	0	0%
15	Plan of Development Works	N/A					





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16	Emergency evacuation Services	N/A					
17	Common Facilities and Basements	N/A					
18	Other (If any please specify)	N/A					
	TOTAL	6,76,08,000.00	0	0%	0	0	0%

3. We estimate the total cost for Completion of the project under referecne as Rs. 3,28,40,41,537.00 (Total of Cloumn 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 Authority under whose jurisdiction the mentioned project is being developed

4. The admissible expenditure till September-25 is Rs. 16578756(Total of Coloumn No. 7 in tables A1, A2,..... And Table B) (For Registration Purpose)

5. Based on the Site Inspection and estimated cost calculation, with respect to each of the plots/building/block/wing/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 plots/building/block/wing/tower and allied works of the aforesaid real estate project is as per Table A1, A2,.....
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

Signature and Name of Engineer: Er. Amardeep Nandrajog

Mobile Number: 9501105906

Email ID: IEI-M-164271-5

