

FORM-REG-2							
ENGINEER'S CERTIFICATE							
(To be submitted at the time of Registration Project withdrawal of Money from Seprate Account and Submission of Quaterly Progress Report)							
No-716				Date: 01.07.2026			
Information As on 30.06.2026							
Subject: Certificate of Amount Incurred for Construction and Development of the project Emerald Garden Project Registration No-UPRERAPRJ123807/10/2025 situated in Village / Sector -E-1 , GH-1. Amrapali Youjna, Hardoi Road, Tehsil Sadar ,lucknow, (Demarcated by boundaries (latitude 26.887398*and Longitude 80.862942* of the end pions), consisting of 5 block/tower A1, A8,A9, C, S (Studio) having 549 flats in the project Competent/ Development authority Uttar Pradesh Awam Vikas Prishad District Lucknow PIN 226003 admeasuring 24355.22 sq.mts. area being developed by Earthcon Constructions Pvt Ltd Promoter ID UPRERAPRM5849 .							
I/We Qcatalyst have undertaken assignment as Architect for certifying Percentage of Work done for the Project Emerald Garden, situated on the Khasra No/ Plot noSector -E-1 , GH-1. Amrapali Youjna, Hardoi Road, of village Lucknow tehsil Lucknow Pin-226003 competent/ development authority_Uttar Pradesh Awam Vikas Prishad - Lucknow admeasuring 24355.22 sq.mts. area being developed by Earthcon Constructions Pvt Ltd [Promotor's ID] UPRERAPRM5849							
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..... as MEP Consultant (iv) M/s/Shri Amir as Site Engineer							
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 estimated cost calculation are based on the drawings/plans made available to us for the project under reference by 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 is even in following Tabale A and Table B:							
Tower A1							
(In Rs. 1786 Lac)							
Table A							
Building/Wing/Block/Tower Number or Name		TOWER A1					
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 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	8	80%	8.00	8.00	80%
2	Total number of Basement(s) and Plinth	208	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total number of Slabs of Super Structure	1032	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	146	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises	20	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Flat/premises	100	0.00	0%	0.00	0.00	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	43	0.00	0%	0.00	0.00	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	107	0.00	0%	0.00	0.00	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.	100	0.00	0%	0.00	0.00	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 CFO NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	20	0.00	0%	0.00	0.00	0%
TOTAL		1786	8		8.00	8.00	8.00%

(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 A8 (In Rs. 1786 Lac)							
Table A							
Building/Wing/Block/Tower Number or Name		TOWER A8					
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 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	8.00	80%	8.00	8.00	80%
2	Total number of Basement(s) and Plinth	208	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total number of Slabs of Super Structure	1032	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises,	146	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises	20	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Flat/premises	100	0.00	0%	0.00	0.00	0%
9	Staircases, Lift Wells and Lobbies at each Floor level	43	0.00	0%	0.00	0.00	0%
10	The external plumbing and external plaster, Elevation,	107	0.00	0%	0.00	0.00	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	100	0.00	0%	0.00	0.00	0%
12	Compliance to conditions of environment/Fire NoC, Electric	20	0.00	0%	0.00	0.00	0%
TOTAL		1786	8		8.00	8.00	6.40%

(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		TOWER A9					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till	% 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	Excavation	10	0.00	0%	0.00	0.00	0%
2	Total number of Basement(s) and Plinth	208	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total number of Slabs of Super Structure	1032	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises,	146	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises	20	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Flat/premises	100	0.00	0%	0.00	0.00	0%
9	Staircases, Lift Wells and Lobbies at each Floor level	43	0.00	0%	0.00	0.00	0%
10	The external plumbing and external plaster, Elevation,	107	0.00	0%	0.00	0.00	0%

11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	100	0.00	0%	0.00	0.00	0%
12	Compliance to conditions of environment/Fire NoC, Electric	20	0.00	0%	0.00	0.00	0%
	TOTAL	1786	0		0.00	0.00	0.00%

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

Tower C
(In Rs. 3973 Lac)

Table A

TOWER C

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 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	50	20.00	40%	20.00	20.00	40%
2	Total number of Basement(s) and Plinth	482	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total number of Slabs of Super Structure	2315	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises,	325	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises	70	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Flat/premises	200	0.00	0%	0.00	0.00	0%
9	Staircases, Lift Wells and Lobbies at each Floor level	60	0.00	0%	0.00	0.00	0%
10	The external plumbing and external plaster, Elevation,	332	0.00	0%	0.00	0.00	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	119	0.00	0%	0.00	0.00	0%
12	Compliance to conditions of environment/Fire NoC, Electric	20	0.00	0%	0.00	0.00	0%
	TOTAL	3973	20		20.00	20.00	4.00%

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

Tower S (Studio)
(In Rs. 1187 Lac)

Table A

TOWER S (STUDIO)

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 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	0.00	0%	0.00	0.00	0%
2	Total number of Basement(s) and Plinth	208	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	0	0	0	0	0	0
4	Stilt Floor	0	0	0	0	0	0
5	Total number of Slabs of Super Structure	585	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises,	88	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises	15	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Flat/premises	80	0.00	0%	0.00	0.00	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	42	0.00	0%	0.00	0.00	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	75	0.00	0%	0.00	0.00	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	64	0.00	0%	0.00	0.00	0%

12	Compliance to conditions of environment/Fire NoC, Electric	20	0.00	0%	0.00	0.00	0%
	TOTAL	1187	0		0.00	0.00	0.00%

(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.4636 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	0.00	0%	0.00	0.00	0%
2	Water Supply/Drinking Water Facilities	50	0.00	0%	0.00	0.00	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	30	0.00	0%	0.00	0.00	0%
4	Storm Water Drains	40	0.00	0%	0.00	0.00	0%
5	Landscaping & Tree Planting	250	0.00	0%	0.00	0.00	0%
6	Street Lighting	150	0.00	0%	0.00	0.00	0%
7	Community Buildings	480	0.00	0%	0.00	0.00	0%
8	Treatment & Disposal of sewage and Sullage water/STP	70	0.00	0%	0.00	0.00	0%
9	Solid Waste management & Disposal	15	0.00	0%	0.00	0.00	0%
10	Water conservation, Rain water Harvesting	30	0.00	0%	0.00	0.00	0%
11	Energy Management/Uses of Renewable Energy	50	0.00	0%	0.00	0.00	0%
12	Fire Protection and Fire Safety Requirements	100	0.00	0%	0.00	0.00	0%
13	Electrical Sub-Station, Control panel & Meter Room	350	0.00	0%	0.00	0.00	0%
14	Receiving Station	0	0.00	0%	0.00	0.00	0%
15	Plan of Development Work	150	0.00	0%	0.00	0.00	0%
16	Emergency Evacuation Services	50	0.00	0%	0.00	0.00	0%
17	Common Facilities in Basement	30	0.00	0%	0.00	0.00	0%
18	Other, if any (Site office,temporary work for construction,sale office,boundary wall,gate and other misc.work etc.)	250	218.00	87%	218.00	218.00	87%
	TOTAL	2318	218		218.00	218.00	8.72%

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 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 **30.06.2026** is **Rs.-254.00 Lakh** (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 Plots/Building/Wing/Block/Tower A1 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 Building/Wing/Block/Tower A1 of the 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 details in the Table-B

Yours Faithfully

MOHD SHOAIB
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For Q CATALYST
Shoeb
Authorised Signatory