

FORM REG-3
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: 08.01.2026
Information As on 08.01.2026

Subject: Certificate of Amount Incurred for Construction and Development of the project **Emerald Garden Project** Registration No-UPRERAPRIL23807/10/2025 situated in Village / Sector -E-1, GH-1, Annapali Youjna, Haridol Road, Tehsil Sadar, Lucknow, (Demarcated by boundaries (Latitude 25.887388° and Longitude 80.862942° of the end points) consisting of 5 Block/Tower A1, A8, A9, C, 5 (Studios) having 549 flats in the project. Competent/ Development authority Uttar Pradesh: Awas Awas Vikas Prishad District Lucknow PIN 226003 admeasuring 24355.22 sq.mts. area being developed by Earthcon Constructions Pvt Ltd Promoter ID UPRERAPRMS845.

(We Qatalyst have undertaken assignment as Architect for certifying Percentage of Work done for the Project **Emerald Garden**, situated on the Khazna No./Plot no Sector -E-1, GH-1, Annapali Youjna, Haridol Road, of village Lucknow Tehsil Lucknow Pin 226003 competent/ development authority, Uttar Pradesh: Awas Awas Vikas Prishad -Lucknow admeasuring 24355.22 sq.mts. area being developed by Earthcon Constructions Pvt Ltd (Promoter's ID) UPRERAPRMS845

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

- (i) M/s/Shri Anil Aggarwal as L.S. / Architect
- (ii) M/s/Shri Syed Mohammad Adnan as Structural Consultant
- (iii) M/s/Shri Mani 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 plot/ Development/Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculation are based on the drawings/plan 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 given in following Table A and Table B

Tower A1

(In Rs. 1786 Lacs)

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 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	5.00	50%	5.00	5.00	50%
2	Total number of Basement(s) and Plinth	208	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	N/A					
4	Stilt Floor	N/A					
5	Total number of Slabs of Super Structure	1233	0.00	0%	0.00	0.00	0%
6	Internal walls, internal Floor, 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 CPP NDC, 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 2004, 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	0.00	0%	0.00	0.00	0%
TOTAL		1786	5		5.00	5.00	5.00%

(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 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 & 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	5.00	50%	5.00	5.00	50%
2	Total number of Basement(s) and Plinth	208	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	N/A					
4	Stk Floor	N/A					
5	Total number of Slabs of Super Structure	1033	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows as per work of	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 concrete, Staircase and Lifts	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	5		5.00	5.00	5.00%

(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 A2							
(In Rs. 1786 Lac)							
Table A							
Building/Wing/Block/Tower Number or Name		TOWER A2					
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	0.00	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	N/A					
4	Stk Floor	N/A					
5	Total number of Slabs of Super Structure	3232	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows as per work of	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,	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 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

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	0.00	0%	0.00	0.00	0%
2	Total number of Basement(s) and Plinth	452	0.00	0%	0.00	0.00	0%
3	Total number of Podiums	N/A					
4	Soft Floor	N/A					
5	Total number of Slabs of Super Structure	2243	0.00	0%	0.00	0.00	0%
6	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of	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 connecting Staircases and Lifts	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	319	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	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...)

Tower S (Studio)
(In Rs. 1287 Lac)

Table A

Building/Wing/Block/Tower Number or Name

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	N/A					
4	Soft Floor	N/A					
5	Total number of Slabs of Super Structure	583	0.00	0%	0.00	0.00	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of	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,	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	23	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		Development Work (Common Facilities)					
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 RDS-01	Expenditure computed as per RDS-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	30	0.00	0%	0.00	0.00	0%
3	Sewage (chamber, line, 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 Sludge 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	140	0.00	0%	0.00	0.00	0%
14	Receiving Station	0		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 (Please Specify)	250	0.00	0%	0.00	0.00	0%
	TOTAL	2318	0		0.00	0.00	0.00%

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 for the concerned Competent Authority under whose jurisdiction the mentioned project is being developed.

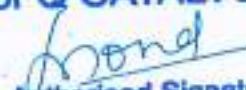
4. The admissible expenditure till 31.12.2025 is Rs. 10.00 lacs (Total of column no 7 in Table A1, A2, ... And Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Phase Building/Wing/Block/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 Building/Wing/Block/Tower 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

For Q CATALYST

Authorised Signatory

Mohd Shoaib
 Signature of Engineer
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