

FORM REG-2							
ENGINEER'S CERTIFICATE							
(To be submitted at the date of Registration Project withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)							
No-		Date: 31.04.2024					
Information As on: 01.04.2024							
Subject: Certificate of Amount Incurred for Construction and Development of the project - Emerald Garden Project Registration No-UPPRAPR/13987/30/2023 situated in Village / Sector-4-1, GH-1, Amrapali Pousha, Harid Road, Poshil Sedar, Lucknow, (Demarcated by boundaries [Latitude 25.867358° and Longitude 80.862942°] of the said plots), consisting of 5 block/tower A1, A2, A3, C, S (Studio) having 540 flats in the project Complex/ Development authority Uttar Pradesh - Awas Awas Vikas Prishad District Lucknow PIN 226003 admeasuring 24355.22 sq.mts. area being developed by Earthcon Construction Pvt Ltd. Promoter ID UPPRAPPMS545							
I/We Catalyst have undertaken assignment as Architect for certifying Percentage of Work done for the Project Emerald Garden, situated as the Khushi No/ Plot no Sector-4-1, GH-1, Amrapali Pousha, Harid Road, of Village Lucknow (ehall) Lucknow Pin-226003 competent/ development authority Uttar Pradesh - Awas Awas Vikas Prishad - Lucknow - admeasuring 24355.22 sq.mts. area being developed by Earthcon Construction Pvt Ltd (Promoter's ID) UPPRAPPMS545							
1. Following technical professionals were appointed by me for verification / certification of the cost :- (i) Mr/Sri Anuj Agarwal as L.S. / Architect (ii) Mr/Sri Syed Mohammad Adnan as Structural Consultant (iii) Mr/Sri Wasi Ahmad as MEP Consultant (iv) Mr/Sri Naveed 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 estimated cost calculation are based on the drawings/plan made available to us for the project under reference by Promoter, Developer and Consultant and the Schedule of rates 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 (Is Rs. 1788 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 RRS-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 5)
1	Excavation	50	8	80%	8.00	8.00	64%
2	Total number of Room(s) and Floor	208	0.00	0%	0.00	0.00	0%
3	Total number of Columns	0	0	0	0	0	0
4	9th 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	149	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 plastering and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	337	0.00	0%	0.00	0.00	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per CPD NCC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	100	0.00	0%	0.00	0.00	0%

11	Compliance to conditions of environment/Fire NoC, Electric Safety Certificate, Installation of lift as per provision of URC Act 2024, water supply, Fire Fitting fittings and equipment as per CTO/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		1784	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 A8							
(In Rs. 1784 Lacs)							
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 completed 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 5)
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	1033	0.00	0%	0.00	0.00	0%
6	Internal wall, Vertical Plaster, Flooring within Plots/Premises, Doors and Windows in each of	146	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Plots/Premises	20	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Plots/Premises	100	0.00	0%	0.00	0.00	0%
9	Water CDD, DR Wells and Lobbies at each Floor level connecting to common and lifts	42	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 A9							
(In Rs. 1786 Lacs)							
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 now	% of work done as per latest REG-01	Expenditure completed 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	0				
4	Stilt Floor	N/A	0				
5	Total number of Slabs of Super Structure	1033	0.00	0%	0.00	0.00	0%
6	Internal wall, Vertical Plaster, Flooring within Plots/Premises, Doors and Windows in each of	146	0.00	0%	0.00	0.00	0%
7	Sanitary Fittings within the Plots/Premises	20	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Plots/Premises	100	0.00	0%	0.00	0.00	0%
9	Water CDD, DR Wells and Lobbies at each Floor level connecting to common and lifts	42	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		1785	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. 3375 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	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	N/A					
4	Soft Floor	N/A					
5	Total number of Slabs of Super Structure	2815	0.00	0%	0.00	0.00	0%
6	Internal Work, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to 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	90	0.00	0%	0.00	0.00	0%
10	The external plaster, cladding, and external plaster, cladding,	332	0.00	0%	0.00	0.00	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	110	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		8675	20		20.00	20.00	4.00%

(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. 1187 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	585	0.00	0%	0.00	0.00	0%
6	Internal Work, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to 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	60	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 plaster, cladding, and external plaster, cladding, 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	60	0.00	0%	0.00	0.00	0%

12.	Compliance to conditions of environment/Title No.C. Electric	30	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.4635 Lacs)

Table II
(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 RES-01	Expenditure computed as per RES-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 (sanitary, lines, Siphon Tank, STP)	30	0.00	0%	0.00	0.00	0%
4	Storm Water Drainage	40	0.00	0%	0.00	0.00	0%
5	Landscaping & Tree Planting	258	0.00	0%	0.00	0.00	0%
6	Street Lighting	126	0.00	0%	0.00	0.00	0%
7	Community Buildings	488	0.00	0%	0.00	0.00	0%
8	Treatment & Disposal of sewage and Sludge water/STP	20	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/Use 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	250	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 (Please Specify)	250	150.00	60%	150.00	150.00	60%
	TOTAL	2338	150		150.00	150.00	6.40%

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 R) 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 31.03.2024 is Rs 184.00 lacs (Total of column no. 7 in Table A1, A2, ... And Table R).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plot/Building/Wing/Block/Tower and allied works of the identified 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 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-II

Yours Faithfully

For Q CATALYST

MOHD SHOHAB
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Shohab
Authorised Signatory