

**FORM-REG-2**

**ENGINEER'S CERTIFICATE**

Date :18/10/2021

**Subject:** Certificate of Percentage of Completion of Construction Work of 5 No. of Building(s)/ A, B, C, D and Commercial Block(s) of the Entire Phase of the Project **GHTC INDIA: LIGHT HOUSE PROJECT- LUCKNOW**[UPRERA Registration Number: UPRERAPRJ241842] situated on the Khasra No/ Plot no **GH 4/ Sector 5, Avadhvihar Yojna** Demarcated by its boundaries (latitude and longitude of the end points)26°46'8.45"N, 80°58'29.10"E to the North 26°46'2.00"N, 80°58'29.95"E to the South 26°46'5.47"N, 80°58'31.15"E to the East 26°46'4.33"N, 80°58'28.13"E to the West of village **Barauli Khalilabad Tehsil Sarojani Nagar** Competent/ Development authority **UTTAR PRADESH AAVAS EVAM VIKAS PARISHAD** District **Lucknow** PIN **226002** admeasuring **20036.00**sq.mtrs. area being developed by **MOHUA/ JAM SUSTAINABLE HOUSING LLP/ SUDA/ BMTPC**.

I/We **C N JHA, DY CHIEF (S& PD), BMTPC** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 5 Building(s)/A, B, C, D and Commercial Block/ Tower (s) of Entire Phase of the Project **GHTC INDIA: LIGHT HOUSE PROJECT- LUCKNOW**, situated on the Khasra No/ Plot no **GH 4/ Sector 5, Avadhvihar Yojna** of village **Barauli Khalilabad Tehsil Sarojani Nagar** Competent/ Development authority **UTTAR PRADESH AAVAS EVAM VIKAS PARISHAD** District **Lucknow** PIN **226002** admeasuring **20036.00** sq. mtrs. area being developed by **MOHUA/ JAM SUSTAINABLE HOUSING LLP/ SUDA/ BMTPC**.

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 were consulted by me for verification /for certification of the cost:
  - (i) M/s **Sthapati Associates Pvt. Ltd.** as L.S. / Architect
  - (ii) M/s **Skeleton Consultants Pvt. Ltd.** as Structural Consultant
  - (iii) M/s **Skys Consultants** as MEP Consultant
  - (iv) M/s **JAM SUSTAINABLE HOUSING LLP** 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 Building(s) 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 Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair

हम हिन्दी में किये गये पत्राचार का स्वागत करते हैं।

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. **130,90,00,000.00/-** (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 30/09/2021 is calculated at Rs. **15,36,76,420.74 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 Authority is estimated at Rs. **115,53,23,579.25** (Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on 30/09/2021 date is as given in Tables A and B below :

**Table A**  
**Building/Wing/Tower bearing Number A or called A**

| S.No. | Particulars                                                                                                                                  | Amounts                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs.<br>53,34,59,884.17/- |
| 2     | Cost incurred as on Date <b>30/09/2021</b> (Based on the actual cost incurred as per records)                                                | Rs.<br>7,51,35,772.91/-  |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                | 14.08%                   |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs.<br>45,83,24,111.25   |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs 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 )            | 0.00%                    |

**Table A**  
**Building/Wing/Tower bearing Number B or called B**

| S.No. | Particulars                                                                                                                                  | Amounts                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs.<br>14,03,84,180.04/- |
| 2     | Cost incurred as on Date 30/09/2021(Based on the actual cost incurred as per records)                                                        | Rs.<br>1,40,38,418.00/-  |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost )<br>(Row 2 / Row 1) *100)                                             | 10.00%                   |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs.<br>12,63,45,762.03/- |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs 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 )            | 0.00%                    |

**Table A**  
**Building/Wing/Tower bearing Number C or called C**

| S.No. | Particulars                                                                                                                                  | Amounts                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs.<br>22,46,14,688.07/- |
| 2     | Cost incurred as on Date 30/09/2021(Based on the actual cost incurred as per records)                                                        | Rs.<br>3,84,78,223.87/-  |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost )<br>(Row 2 / Row 1) *100)                                             | 17.13%                   |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs.<br>18,61,36,464.19/- |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs 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 )            | 0.00%                    |

**Table A**  
**Building/Wing/Tower bearing Number D or called D**

| S.No. | Particulars                                                                                                                                  | Amounts               |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs. 22,46,14,688.07/- |
| 2     | Cost incurred as on Date 30/09/2021 (Based on the actual cost incurred as per records)                                                       | Rs. 2,47,94,005.95/-  |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                | 11.41%                |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs. 19,98,20,682.11/- |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs 0                  |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )            | 0%                    |

**Table A**  
**Building/Wing/Tower bearing Number Commercial or called Commercial**

| S.No. | Particulars                                                                                                                                  | Amounts           |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs. 1,50,00,000/- |
| 2     | Cost incurred as on Date 30/09/2021 (Based on the actual cost incurred as per records)                                                       | Rs. 12,30,000/-   |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                | 8.2%              |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs. 1,37,70,000/- |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs 0              |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )            | 0%                |

**TABLE B**  
**Internal & External Development works and common amenities**  
 (To be prepared for the entire registered phase of the Real Estate Project)

| S.No.                                                     | Particulars                                                                                                                                                                                                           | Amounts               |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1                                                         | Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). | Rs. 17,09,26,559.65/- |
| 2                                                         | Cost incurred as on 30/09/2021 (based on the actual cost incurred as per records)                                                                                                                                     | Rs 0                  |
| 3                                                         | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100                                                                                                                                   | 0%                    |
| 4                                                         | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | Rs. 17,09,26,559.65/- |
| 5                                                         | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | Rs 0                  |
| 6                                                         | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)                                                                                         | 0%                    |
| <b>(Enclose separate sheet for the cost calculations)</b> |                                                                                                                                                                                                                       |                       |

*Handwritten signature*  
 18/10/2024

Name: CN Jha. Dy Chief (S & PD), BMTPC

Address:

Aadhar No.

PAN No.

निर्माण सामग्री एवं प्रौद्योगिकी संवर्द्धन परिषद्  
 Building Materials & Technology Promotion Council  
 आवासन और शहरी कार्य मंत्रालय, भारत सरकार  
 Ministry of Housing and Urban Affairs, Govt. of India  
 कोर 5A, प्रथम तल, भारत पर्यावास केन्द्र  
 Core 5A, 1st Floor, India Habitat Centre  
 लोधी रोड, नई दिल्ली-110003/Lodhi Road, New Delhi-110003

Annexure A

NA

List of Extra / Additional Items executed with Cost  
 (which were not part of the original Estimate of Total Cost)