

FORM-R

## ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of amount incurred on Construction of Ekana Mall situated at on Plot No. C-11 Sector 7, Gomti Nagar Extension, Shaheed Path, Lucknow, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Ardaunamau & Mastemau, Tehsil - Sadar, Competent Authority/Development Authority, District Lucknow, PIN 226010, admeasuring 12,479.06 sq. meter area, being developed by Ekana Sportz City Private Limited [Promoter] having RERA Registration No ID - 234957, Designated A/C No.3110201011895 Bank Name Canara Bank, Vipin Khand Branch, Gomti Nagar, Lucknow -226010

I Lokesh Tyagi have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Ekana Mall, Plot no C-11 of EKANA SPORTZ CITY, tehsil LUCKNOW, District LUCKNOW, PIN 226010 admeasuring 12,479.06 sq.mts. Developed by M/s Ekana Sportz City Private Limited

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)   | Mohd Zohaib         | as Architect             |
| (ii)  | Shri Lokesh Tyagi   | as Structural Consultant |
| (iii) | Shri Abhisekh Singh | as MEP Consultant        |
| (iv)  | Shri Shiv Ram Singh | 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 assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

**LOKESH KUMAR TYAGI**  
M. Tech (Structures)  
A-517051/7  
WZ-62, 63, 64, Ugrasain Market,  
Ashok Nagar, New Delhi-110018

## LKT Engineering Consultants Limited

Regd. Office / Corporate Office : LKT House : WZ-62, 63, 64, Ugrasain Market, Ashok Nagar,  
Near Tilak Nagar Police Station, New Delhi-110018

Tel. : +91-11-45565818, 45565814 E-mail : info@lktengineering.com Website : www.lktengineering.com

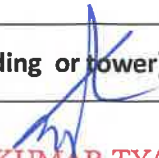
3. We estimate the Total Cost for completion of the project under reference as **Rs. 24,136.77 Lacs** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed 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 **31.12.2024** is calculated at **Rs. 8347.18 Lacs** (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. (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 the **31.12.2024** date is as given in Tables A and B below :

**Table A**

Building/Wing/Tower bearing Number : Ekana Mall

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

| S.No.                                                                               | Particulars                                                                                                                                  | Amounts Rs In Lacs |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1                                                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 24,136.77          |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | 8,347.18           |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)                                                | 34.58%             |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | 15,789.59          |
| 5                                                                                   | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | 291.36             |
| 6                                                                                   | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )            | 35.36%             |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |                    |

  
**LOKESH KUMAR TYAGI**  
**M. Tech (Structures)**  
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**Ashok Nagar, New Delhi-110018**

**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 ( Rs In Lacs) |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 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). | 364.25                |
| 2                                                  | Cost incurred as on_(based on the actual cost incurred as per records)                                                                                                                                                | -                     |
| 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)                                                                                                                                                           | 364.25                |
| 5                                                  | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | 3.64                  |
| 6                                                  | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100 )                                                                                       | 1%                    |
| (Enclose separate sheet for the cost calculations) |                                                                                                                                                                                                                       |                       |

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Ashok Nagar, New Delhi-110018

**Signature of Engineer**

**Name**

**Lokesh Tyagi**

**Address**

**WZ -62, 63, 64 Ugrasain market, Ashok Nagar, Delhi-110018**

**Aadhar No.**

**9845/7559/2279**

**PAN No.**

**ACLPT1852A**