



ARCHITECT'S CERTIFICATE (Oct-Dec22)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date: 15-01-2023

Subject: Certificate of Percentage of Completion of Construction Work of 1262 plots of the Project UPRERAPRJ5635 situated on the Khasra No/ Plot no as per Annexure A Demarcated by its boundaries (latitude and longitude of the end points) 26.809 to the North 75.005 to the South 26.817 to the East 75.000 to the West of village Sarsawa, Aurdaonamau & Ahmama, Tehsil Sarojni Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 262636.10 sq.mts. area being developed by Emaar India Ltd (formerly known as Emaar Mgf Land Limited)

I/We Tonish Verma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 1262 plots of the Project UPRERAPRJ5635 situated on the Khasra No/ Plot no as per Annexure A Demarcated by its boundaries (latitude and longitude of the end points) 26.809 to the North 75.005 to the South 26.817 to the East 75.000 to the West of village Sarsawa, Aurdaonamau & Ahmama, Tehsil Sarojni Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 262636.10 sq.mts. area being developed by Emaar India Ltd (formerly known as Emaar Mgf Land Limited)

1. Following technical professionals are appointed by owner / Promotor :-

- M/s/Shri/~~Sm~~ Tonish Verma as L.S Architect
- M/s/Shri/~~Sm~~ Amardeep Nandrajog as Structural Consultant
- M/s/Shri/~~Sm~~ C.P Vidya & Associates as MEP Consultant
- M/s/Shri/~~Sm~~ Shailendra Singh as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number _____ under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	
2	_____ number of Basement(s) and Plinth	
3	_____ number of Podiums	
4	Stilt Floor	
5	_____ number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	





Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		95%
2	Water Supply	Yes		90%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		95%
4	Storm Water Drains	Yes		95%
5	Landscaping & Tree Planting	Yes		87%
6	Street Lighting	Yes		90%
7	Community Buildings	Yes		70%
8	Treatment and disposal of sewage and sullage water	Yes		63%
9	Solid Waste management & Disposal	Yes		38%
10	Water conservation, Rain water harvesting	Yes		72%
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub-station, receiving station	Yes		97%
14	Other (Option to Add more)			

Yours Faithfully

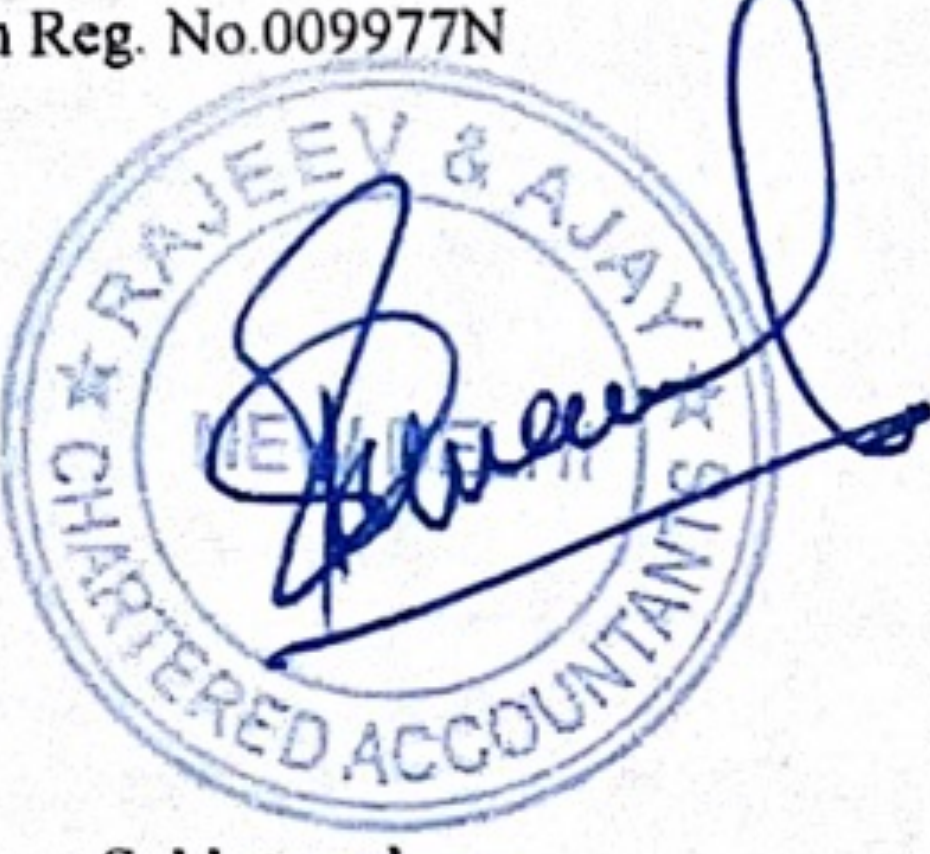
Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
AR Tonish Verma
(License NO. CA/2002/30237)





Form 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-Dec-2022 (Quarter ended 31 December 2022)			
Subject: Certificate of amount incurred on Gomti Greens for Construction of Plot(s), 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 Amar Shahid Path, Tehsil Competent Authority/Development Authority, District Lucknow, PIN 226010, admeasuring sq. meter area, being developed by Emaar India Limited (formerly known as Emaar MGF Land Ltd) having RERA Registration No. UPRERAPRJ5635, Designated A/C No. 051-504181-913, Bank Name- HSBC Bank & 010566300000042, Bank Name- Yes Bank			
S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount Incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction, (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.	27,769	22,730
	SUB TOTAL LAND COST (in Rs.)	27,769	22,730
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1,453	1,448
	SUB TOTAL FEES PAID (in Rs.)	1,453	1,448
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	30,359	20,528
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	30,359	20,528
3B	Cost of construction incurred (As Certified by Project Engineer) ***	30,359	20,528
3C	Total Construction Cost (Lower of 3A and 3B.)	2,091	2,059
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	32,449	22,587
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	61,670	46,765
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)*		75%
5	Percentage completion of Construction Work completed (as per Project Engineer's Certificate) ***		76%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col 4 of row 4 / Col 3 of row 4)%		69,281
7	Total amount received from allottees till date since Inception of the Project including tax (in Rs) **		69,148
7a	Total amount received from allottees till date since Inception of the Project excluding tax (in Rs.) **		48,497
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		



9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6) excluding fair value of land amounting to Rs. 5,703.59 Lakhs acquired under joint development agreement.	41,061
10	Amount actually withdrawn till date since inception of the project (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042), (This shall include 70% of the amounts already realised till date but not deposited in the designated Account) ^	44,039
11	Balance available in Designated A/c. (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042) including fixed deposits as per books	3,062
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-
13	Excess amount withdrawn (Row 10 - Row 9) #	2,977.53
*Actual project expense incurred is amount spent from inception of the project as per books		
** Amount collected in 100% collection account as per books for identified units.		
*** Verified from Engineer's Certificate		
^ This includes amount withdrawn from 70% RERA Account HSBC 913 and YES Bank 0042 since inception of the project plus amount not deposited from 100% collection accounts in 70% RERA accounts.		
# Excess amount withdrawn due to Samarth considered a part of Gomti Greens till Qtr ended 30 June 2022 now considered separate for RERA purpose from Sep 2022 qtr onwards based on books/poc sheet shared by the management.		
The above figures are for area registered under RERA.		
This certificate is being issued on specific request of M/s Emaar India Ltd (Formerly known as M/s Emaar MGF Land Ltd) for UP RERA compliance. The certification is based on the books of accounts/information and records produced before us and is true to the best of our knowledge and belief, we have not audited the above numbers.		
Note: The certificate issued by another Chartered Accountant for Quarter ended 31 December 2018 had mistakenly taken withdrawal limit as actual amount withdrawn till date. Basis the verification of the backup documents and books of accounts, we had revised the figure in S.no. 10 upto 31 March 2022 that is correct to our knowledge based on books of accounts/statements shared by the management and same was reported in quarter ended 31 March 2022.		
For Rajeev & Ajay Chartered Accountants Firm Reg. No.009977N  Rajeev Sabharwal Partner Membership No: 084833 Date: 15 January 2023 Place: New Delhi UDIN 23084833BGSFFG8844		



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

Subject: Certificate of Percentage of Completion of Construction Work of 1262 plots of the Project UPRERAPRJ5635 situated on the Khasra No/ Plot no as per Annexure A Demarcated by its boundaries (latitude and longitude of the end points) 26.809 to the North 75.005 to the South 26.817 to the East 75.000 to the West of village Sarsawa, Aurdaonamau & Ahmamau, Tehsil Sarojni Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 262636.10 sq.mts. area being developed by Emaar India Ltd (formerly known as Emaar Mgf Land Limited)

I/We Er. Amardeep Nandrajog have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 1262 plots of the Project UPRERAPRJ5635 situated on the Khasra No/ Plot no as per Annexure A Demarcated by its boundaries (latitude and longitude of the end points) 26.809 to the North 75.005 to the South 26.817 to the East 75.000 to the West of village Sarsawa, Aurdaonamau & Ahmamau, Tehsil Sarojni Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 262636.10 sq.mts. area being developed by Emaar India Ltd (formerly known as Emaar Mgf Land 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:

- M/s/Shri/~~Sm~~ Tonish Verma as L.S Architect
- M/s/Shri/~~Sm~~ Amardeep Nandrajog as Structural Consultant
- M/s/Shri/~~Sm~~ C.P Vidya & Associates as MEP Consultant
- M/s/Shri/~~Sm~~ Shailendra 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.

3. We estimate the Total Cost for completion of the project under reference as Rs.30359 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-December-22** is calculated at Rs. 22832 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 _____ date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

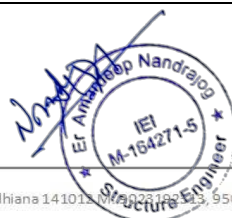




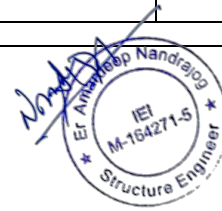
TABLE B

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).	30359
2	Cost incurred as on (based on the actual cost incurred as per records)	22832
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	75
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	7527
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	75
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Amamrdeep Nandrajog
Address C/o Array Consortium 42FF, HIG Pink Flats, Rajguru Nagar, Ludhiana
Aadhar No. 366678369337
PAN No. AAPPN6132M



Annexure A

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