

12

EMAAR

INDIA

**Application for Quarterly Compliance of
GOMTI GREENS INTEGRATED TOWNSHIP area admeasuring approx. 114
Acres (462766 Sq. Mtr), Situated at Village Sarsawa, Ardonamau and Ahmamau,
Pargana & Tehsil Sarojni Nagar, District-Lucknow, Uttar Pradesh**

To,

The Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow- 226007.

Dated:-29.10.2021
EIL/RERA/LKO/111/2021

Respected Sir,

We wish to inform you that our RERA Extension of township has been expired on 20.06.2021 and the Extension application already submitted in the Authority, which is under scrutiny.

Now our current quarterly compliance is going on and we are unable to upload the compliance through online RERA portal. Hence, we hereby apply for the **Quarterly compliance Period (July to September 2021)** of the following project registered with the regulatory authority vide registration Certificate No. UPRERAPRJ5635 dated 01.10.2013 at **GOMTI GREENS INTEGRATED TOWNSHIP** situated at village Sarsawa, Ardonamau and Ahmamau, Pargana & Tehsil Sarojni Nagar, District-Lucknow, Uttar Pradesh.

As required we submit the following documents and information as detail given below:-

- 1) Booking of Plots
- 2) Total Conveyance deed executed
- 3) Total amount collected from allottees
- 4) Detail of Re-Sale
- 5) Infrastructure and development Photographs
- 6) Architect Certificate
- 7) Engineer Certificate
- 8) CA Certificate

Request you to kindly acknowledge the same.

Thanking you
For Emaar India Ltd.
(Formerly known as Emaar MGF Land Ltd.)

(Authorised Signatory)

C. Kumar
29/10/2021
प्राप्ति एवं प्रेषण लिपिक
सू-सम्पदा विनियामक प्राधिकरण, उ.प्र.
लखनऊ

EMAAR INDIA LIMITED

(Formerly Emaar MGF Land Limited)

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR CHOWK, SECTOR 28, GURUGRAM - 122002, HARYANA.

WITHIN INDIA: 1800 103 3643 (TOLL FREE) | INTERNATIONAL: +91 124 441 6306 (STANDARD ISD RATES APPLICABLE) | EMAIL: FEEDBACK@EMAAR-INDIA.COM

BOARD NUMBER: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI - 110 017. TEL.: +91 11 4152 1155

CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM | WWW.EMAAR-INDIA.COM

Booking of Plots

Type of Unit	Total
UPTO 100 Sqm.	0
100 to 150 Sqm.	0
150 to 200 Sqm.	8
200 to 250 Sqm.	2
250 to 500 Sqm.	0
Above 500 Sqm.	1

Number of Conveyance Deed Executed

Type of Unit	Total
UPTO 100 Sqm.	0
100 to 150 Sqm.	0
150 to 200 Sqm.	2
200 to 250 Sqm.	0
250 to 500 Sqm.	0
Above 500 Sqm.	0

Amount Collected from Allottees

Total amount received from above plots	41,684,239
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DETAIL OF RE-SALE

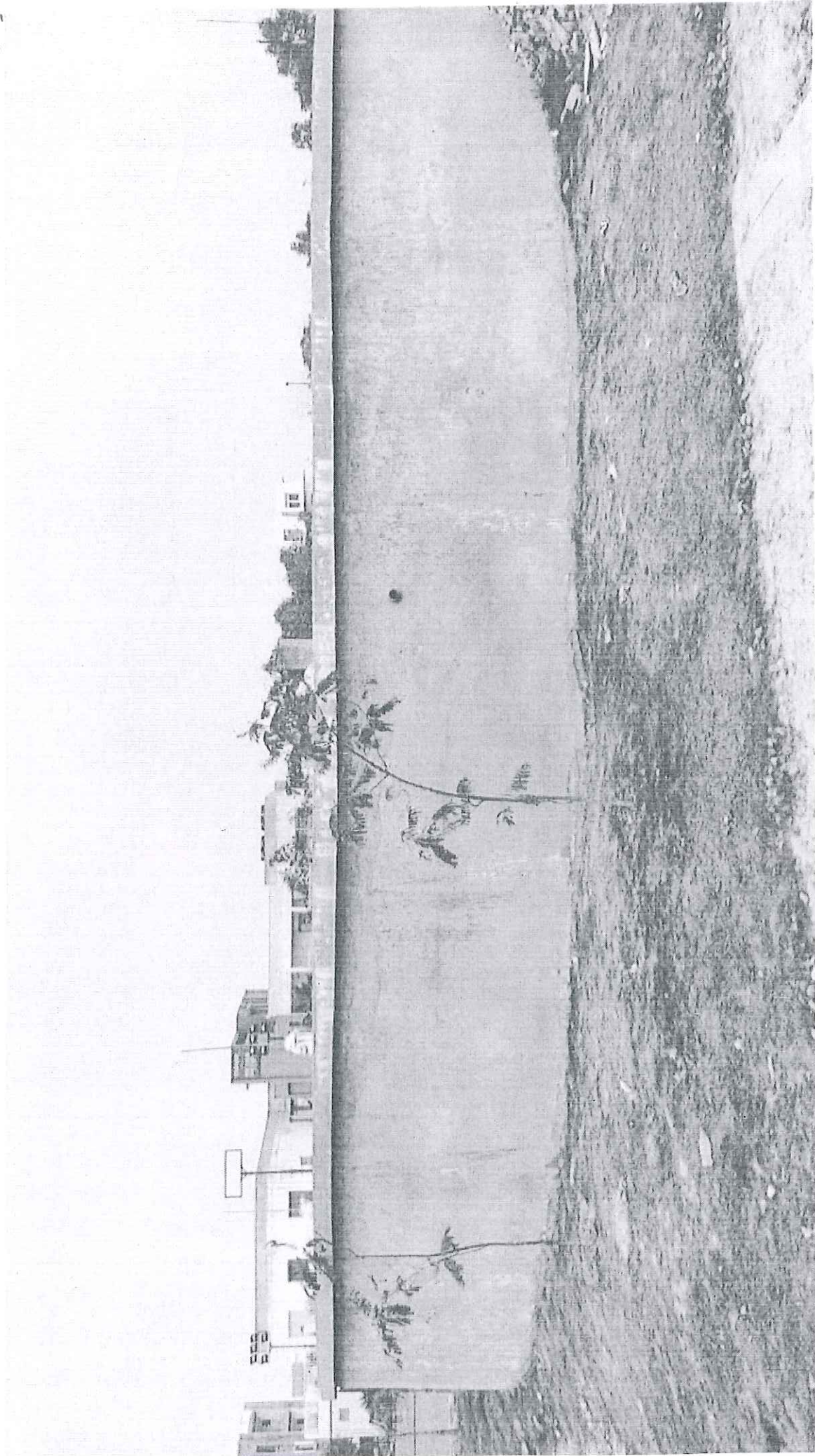
Tower/ Block Name	Unit Type	Flat No./Plot No.	Name of Original Allottee	Name of Second Allottee	Date of Resale	Area (sq m)	TSV	Amount Demanded	Due
C	Plot	GGP-C-C02/28	LETS FLY TRAVELS PVT. LTD.	Rintoo Singh	04-SEP-21	162	6,102,925	6,102,925	0

PLOTTED DEVELOPMENT QUARTERLY PROGRESS REPORT

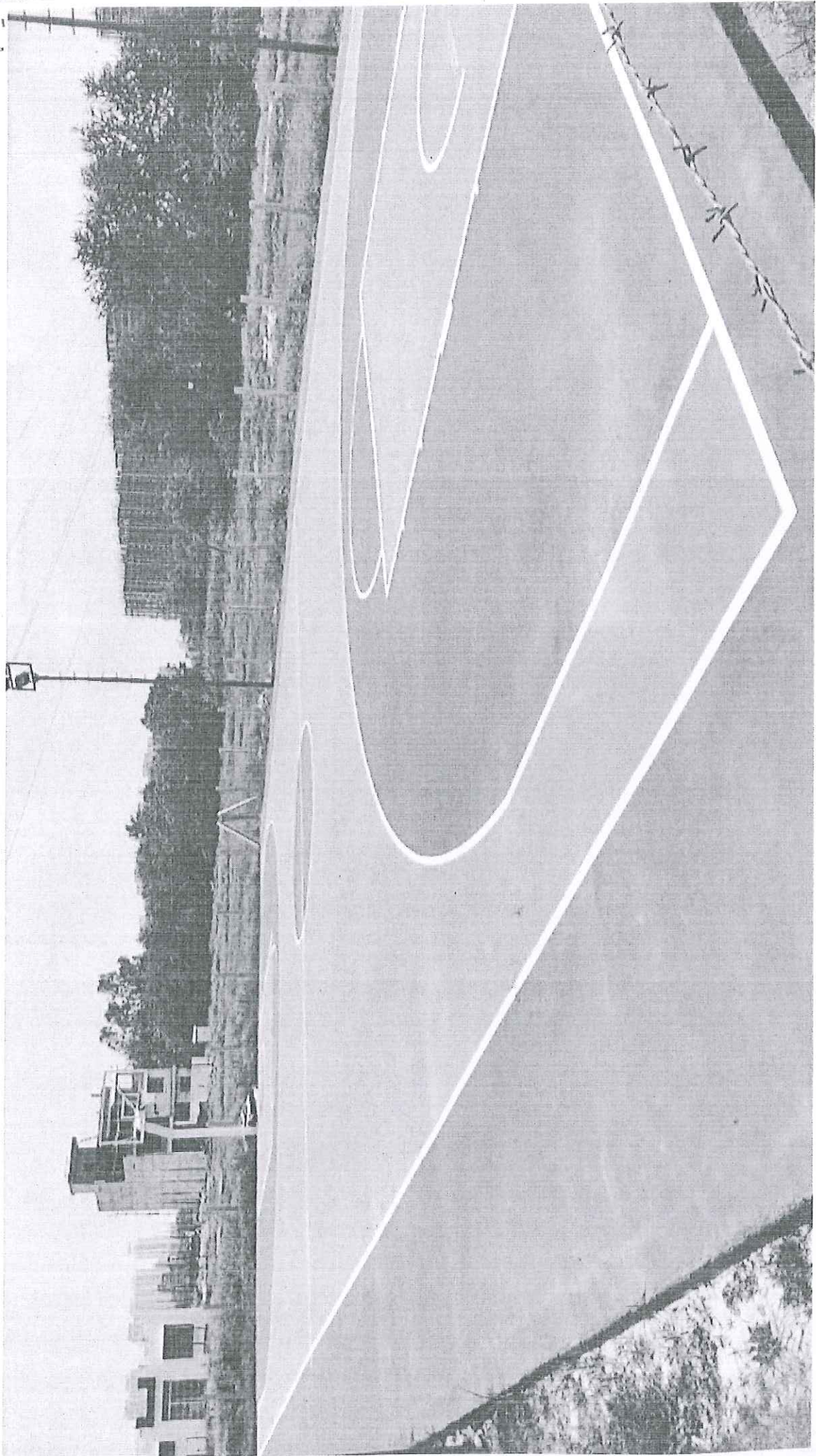
Activity	Quarter	Targets till June 2021 (In %)	Achievement till June 2021 (In %)	Targets for July - Sep 2021 (In %)	Achievement for July - Sep 2021 (In %)	Upload Photo	Upload Video
Demarcation of Plots	July-Sept 21	79	78	1	1	Photo attached	UPTO 5MB
Boundary Wall	July-Sept 21	81	79	1	1	Photo attached	UPTO 5MB
Road Work	July-Sept 21	87	85	1	1	Photo attached	UPTO 5MB
Footpaths	July-Sept 21	81	79	0	0	Photo attached	UPTO 5MB
Water Supply Including Drinking Water Facilities	July-Sept 21	77	75	2	2	Photo attached	UPTO 5MB
Sewer System	July-Sept 21	95	90	0	0	Photo attached	UPTO 5MB
Drain	July-Sept 21	95	92	0	0	Photo attached	UPTO 5MB
Parks	July-Sept 21	81	78	0	0	Photo attached	UPTO 5MB
Tree Planting	July-Sept 21	85	81	2	1	Photo attached	UPTO 5MB
Community Buildings	July-Sept 21	51	50	0	0	Photo attached	UPTO 5MB
Treatment and Disposal System of Sewage and Sullage water	July-Sept 21	62	56	1	1	Photo attached	UPTO 5MB
Solid Waste Management And Disposal System	July-Sept 21	36	30	2	2	Photo attached	UPTO 5MB
Water Conservation System	July-Sept 21	73	72	0	0	Photo attached	UPTO 5MB
Social Infrastructure And Other Public Amenities Including Public Health Services	July-Sept 21	67	66	1	1	Photo attached	UPTO 5MB



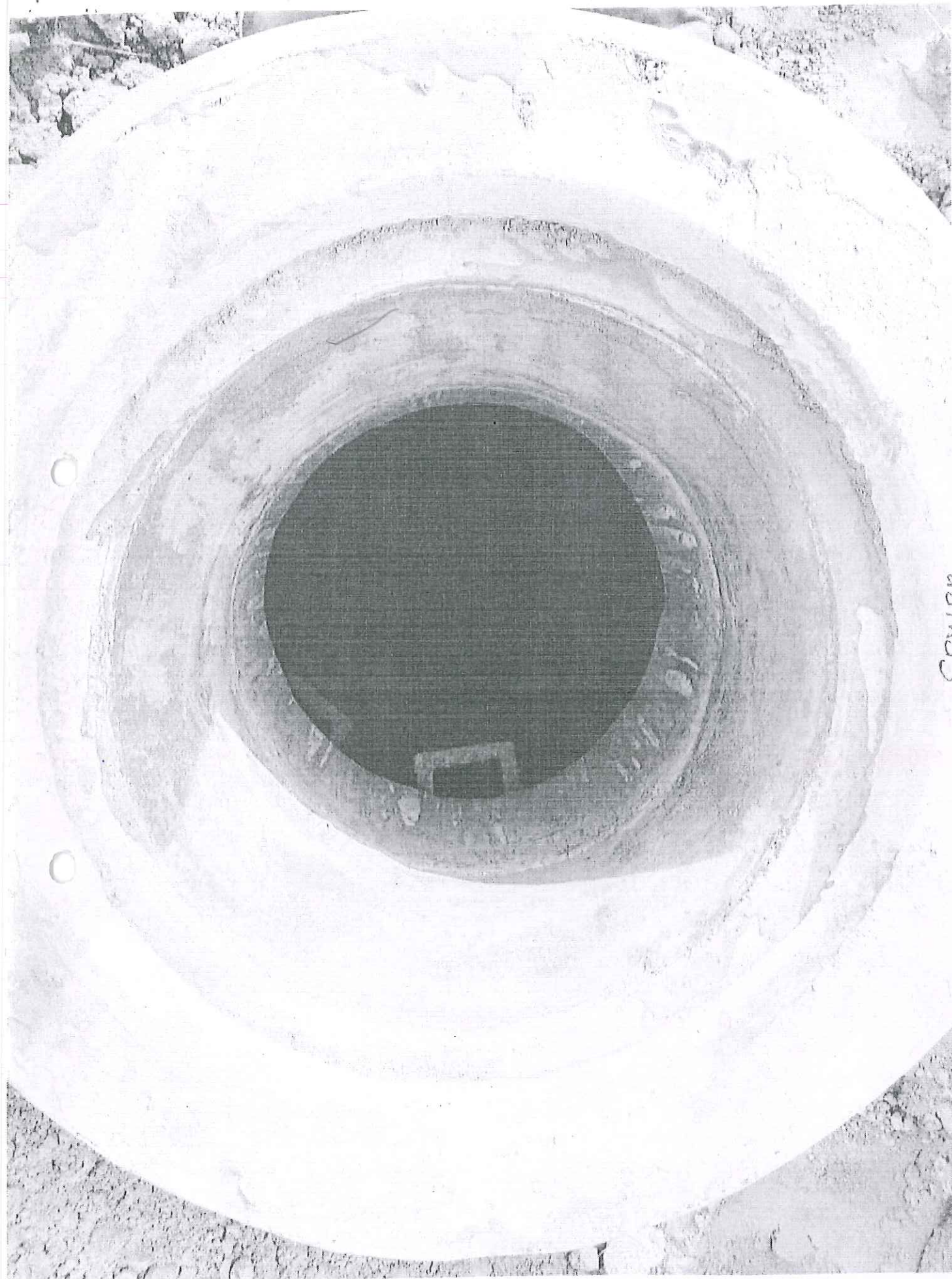
TREE / PLANTATION



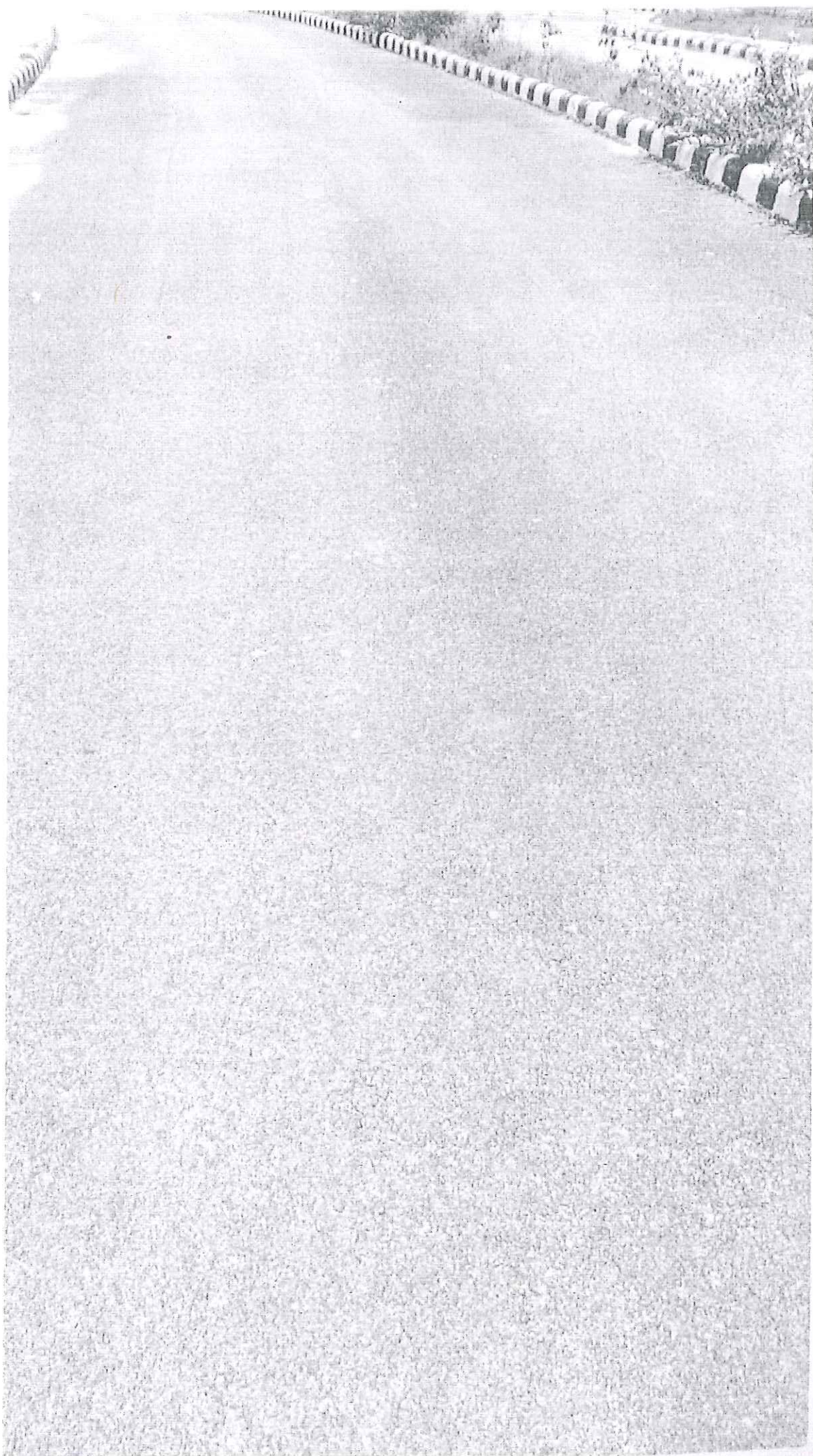
SEWERAGE TREATMENT PLANT



SOCIAL INFRASTRUCTURE



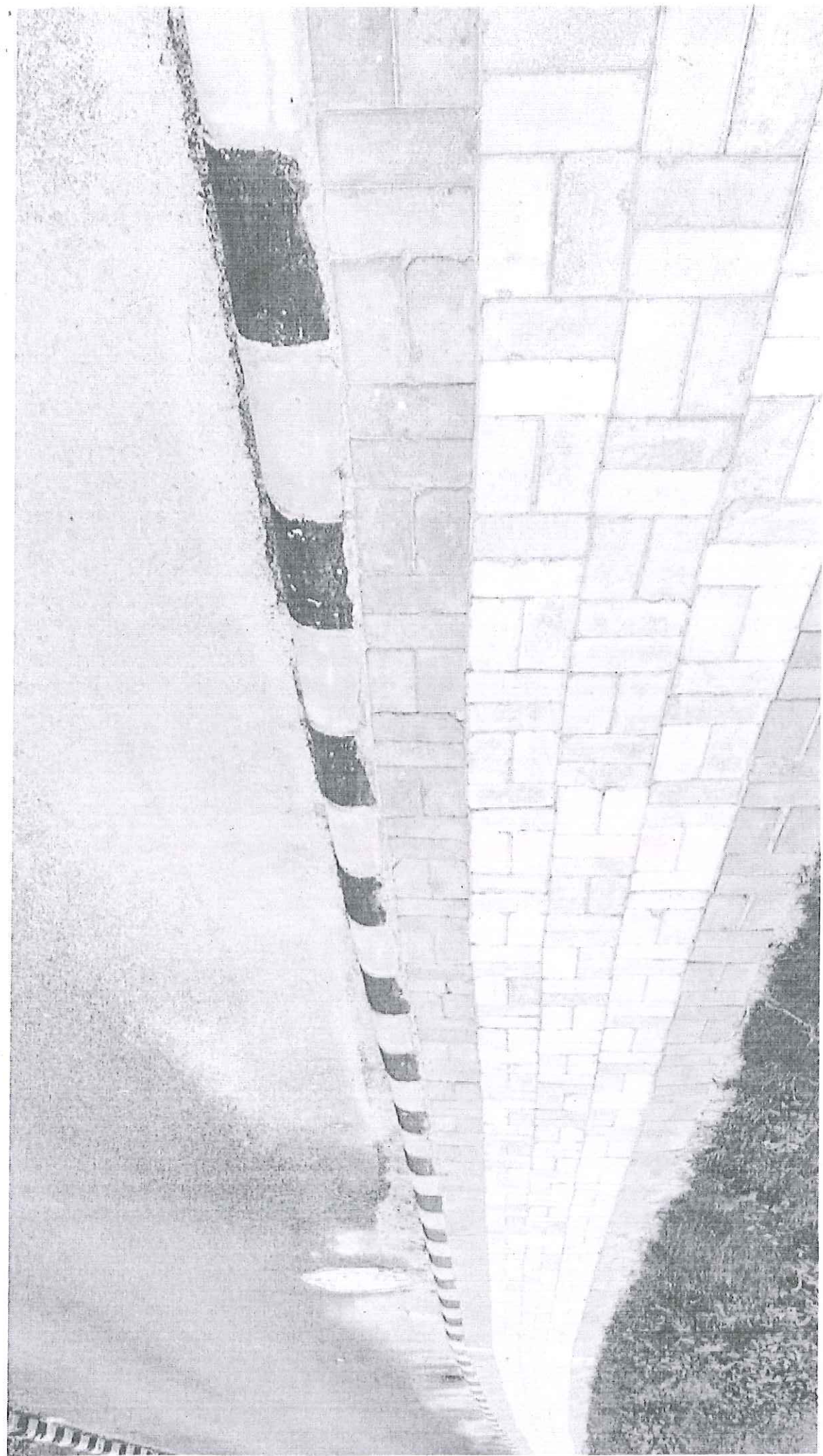
SEWER



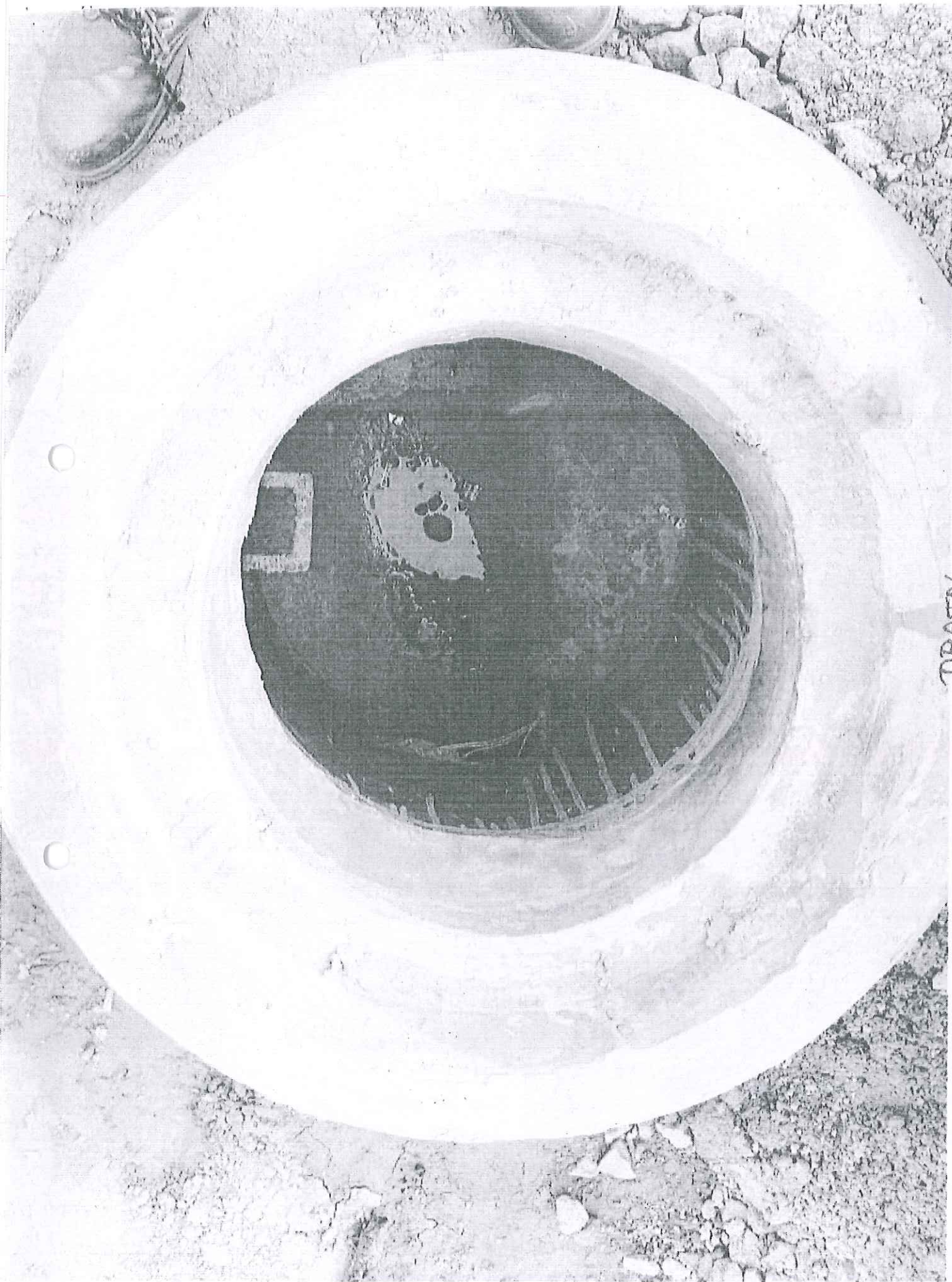
ROAD



PARKS



FOOTPATH



DRAIN



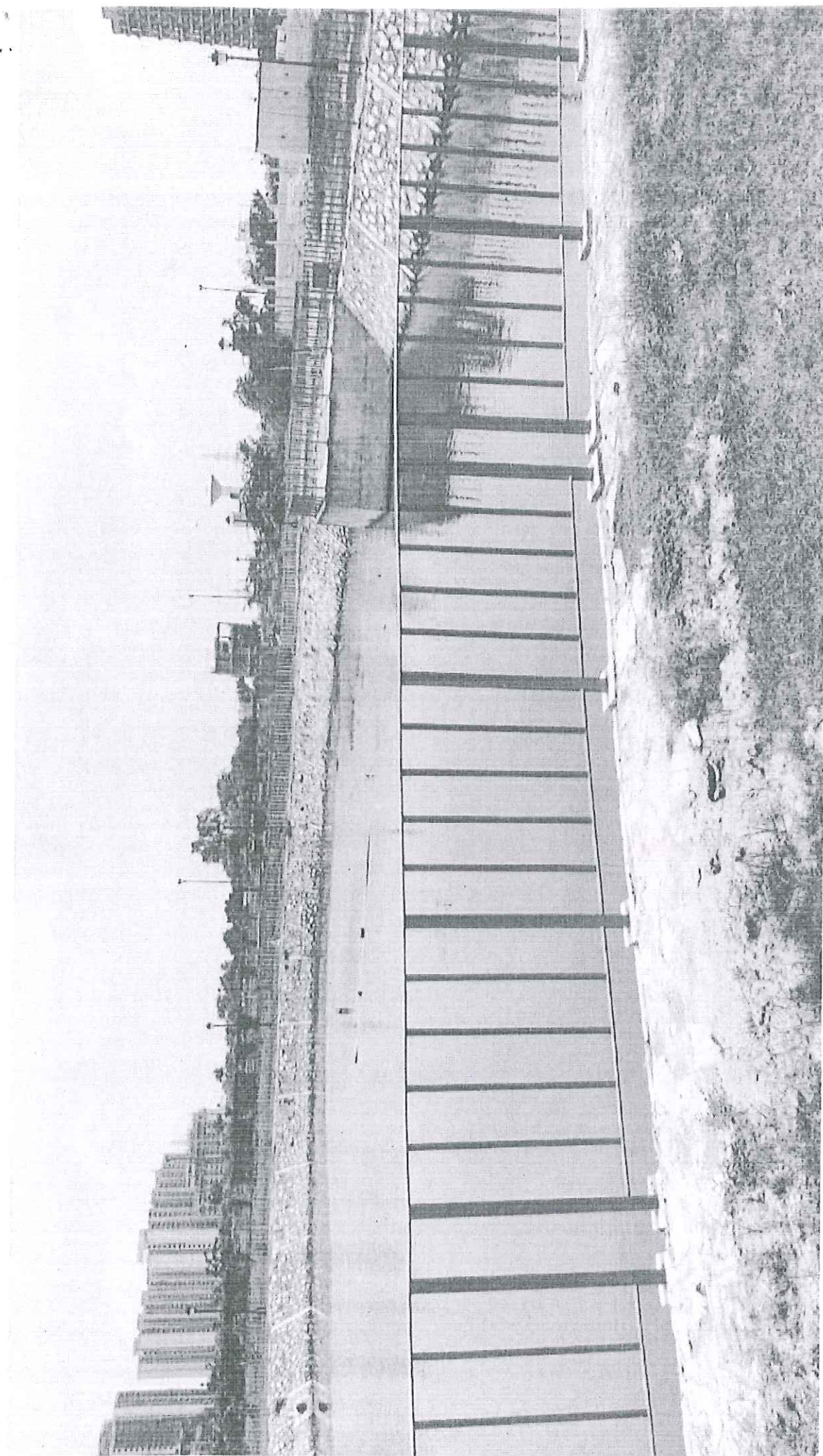
DEMARCATION



BOUNDARY WALL



WATER SUPPLY



WATER BODY



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Architecture, Valuation and Project Management

FORM-Q

ARCHITECT'S CERTIFICATE

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

No.....

Date:

Subject: Certificate of Percentage of Completion of Construction Work of 1024 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 Ar. Amardeep Nandrajog have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 1024 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. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt Tonish Verma as L.S Architect
- (ii) M/s/Shri/Smt Amardeep Nandrajog as Structural Consultant
- (iii) M/s/Shri/Smt C.P Vidya & Associates as MEP Consultant
- (iv) M/s/Shri/Smt 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		84%
2	Water Supply	Yes		77%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		87%
4	Storm Water Drains	Yes		88%
5	Landscaping & Tree Planting	Yes		77%
6	Street Lighting	Yes		83%
7	Community Buildings	Yes		70%
8	Treatment and disposal of sewage and sullage water	Yes		10%
9	Solid Waste management & Disposal	Yes		30%
10	Water conservation, Rain water harvesting	Yes		65%
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub-station, receiving station	Yes		65%
14	Other (Option to Add more)			

Yours Faithfully



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

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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
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5	Landscaping & Tree Planting	Yes		77%
6	Street Lighting	Yes		83%
7	Community Buildings	Yes		70%
8	Treatment and disposal of sewage and sullage water	Yes		10%
9	Solid Waste management & Disposal	Yes		30%
10	Water conservation, Rain water harvesting	Yes		65%
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub-station, receiving station	Yes		65%
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)

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FORM-R

ENGINEER'S CERTIFICATE (On Letter Head)

(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 1024 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 Er. Amardeep Nandrajog have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of 1024 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)

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/Shri/Smt Tonish Verma as L.S Architect
- (ii) M/s/Shri/Smt Amardeep Nandrajog as Structural Consultant
- (iii) M/s/Shri/Smt C.P Vidya & Associates as MEP Consultant
- (iv) M/s/Shri/Smt 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.23400 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 30-Sept-21 is calculated at Rs. 17780.92 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 :





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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).	23400
2	Cost Incurred as on (based on the actual cost incurred as per records)	17780.92
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	76
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	5619
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)	76
(Enclose separate sheet for the cost calculations)		

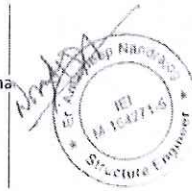
Signature of Engineer

Name Amamrdeep Nandrajog

Address C/o Array Consortium 42FF, HIG Pink Flats, Rajguru Nagar, Ludhiana

Aadhar No. 366678369337

PAN No. AAPPN6132M

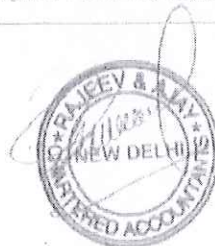


Annexure A

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



CHARTERED ACCOUNTANTS' CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30-Sep-2021			
Date : 15th October 2021			
Subject: Certificate of amount incurred on Goods/Services 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 Computer, Authority Development Authority, District Lucknow, PIN 226010, measuring up to meter area, being developed by Laxmi MCH 1 and Ltd. having REF Registration No. 1 PRERAPRJ635, Designated A/C No. 051-501181-903, Bank Name- HSBC Bank & 010566100000042, Bank Name- Yes Bank.			
S.No	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount incurred (actual cost flow) till now
1	Land Cost	42.729	23.241
	(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 Right), 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.		
	SUB TOTAL LAND COST (in Rs.)	42.729	23.241
2	Project Clearance Fees	1.502	1.502
	(a) Fees paid to BERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	1.502	1.502
3A	Cost of Development And construction	23.699	18.896
	(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).		
	Sub Total of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3a)	23.699	18.896
3B	Cost of construction incurred (As Certified by Project Engineer)	23.400	17.781
3C	Total Construction Cost (Lower of 3A and 3B)	23.400	17.781
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	2.150	2.117
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	25.550	19.898
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	69.781	44.641
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		76.100%
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) %		67.920%
7	Total amount received from allottees till date since inception of the Project excluding tax (in Rs.)		59.644
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		41.751
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 tax value of land amounting to Rs. 2,703.92 Lakhs acquired under joint development agreement		33.937



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 20% of the amounts already released till date but not deposited in the designated Account)	41.789
11	Balance available in Designated A/c (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042) as per books	5
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10) #	
* Limit project expense incurred is amount spent from inception of the project as per books		
* Amount Overdrawn than the limit		
* Amount collected in post zero period		
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.		
For Rajeev & Ajay Chartered Accountants Reg. No. 0699777N   Rajeev Sabharwal Partner Membership No. 984333 Date: 13 October, 2024 Place: New Delhi UDIN: 21084835AAAASD156		