



Koncept Design Consortium Pvt Ltd

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FORM-R

ENGINEER'S CERTIFICATE

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

Date : 30.09.2025

Subject: Certificate of Percentage of Completion of Construction Work of Commercial/Shops comprising of 161 no's of shops/units of the project THE GALLERIA of the Project UPRERAPRJ849199 Registration Number situated on the Plot no C-4/32, Sector-4, Gomti Nagar Extn, Lucknow, UP, Demarcated by its boundaries (latitude and longitude of the end points) 26.834259 Latitude & 81.003021.453851 longitude Tehsil Lucknow Competent/ Development authority- Lucknow Development Authority, District - Lucknow, plot admeasuring 2175.62 sq.mts. area being developed by M/s AIS Developer LLP and Mr.Vinay Kumar (land owner).

I Madan Mohan Shah have undertaken assignment as Structure Engineer/Licensed Surveyor of certifying Percentage of Completion Work of the Construction Work of commercial/shops building comprising of 161 no.s of shops/units of project THE GALLERIA, situated on the Plot no C-4/32, Sector-4, Gomti Nagar Extn, Lucknow, UP, tehsil lucknow competent/development authority – Lucknow Development Authority, District - Lucknow, admeasuring 2175.62 sq.mts. area being developed by M/s AIS Developer LLP and Mr.Vinay Kumar (land owner).

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 Bhatnagar and Associates as L.S. / Architect ;
- M/s Koncept Design Consortium Pvt Ltd
- M/s K K Falgunan as MEP Consultant
- Shri K C Sharma as Site InCharge

Madan Mohan Saha
Chartered Engineer (India)
Reg. No. AM1676375
Koncept Design Consortium Pvt Ltd.
Structural Engineers & Project Consultant
389 GF., I.P. Colony Sec.30-33,
Faridabad Haryana #9810949128

2. We have estimated the cost of the completion of part of the project 161 shops/units under project THE GALLERIA 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 part of project 161 shops/units under project THE GALLERIA reference as Rs.1956.84 (In Lacs Estimated Cost included land cost) (Total of S.No. 1 in Tables A and B) including cost of development of common facilities). The estimated Total Cost of the part of project 161 shops/units under project THE GALLERIA 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 30.09.2025 is calculated at Rs. 684.98 (In Lacs Estimated Cost) (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. 1271.86 (In Lacs Estimated Cost) (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 30.11.2026 date is as given in Tables A and B below :

Table A
THE GALLERIA comprising of 161 shops/unit(s)
(Prepared of the Real Estate Project/Phases Wise. In label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Estimated Amount (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)	1506.77
2	Cost incurred as on Date (Based on the actual cost incurred as per physical work done at site)	577.43
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	38.32%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	929.33
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
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	Estimated Amount (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).	450.07
2	Cost incurred as on (based on the actual cost incurred as per physical work done at site)	107.55
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	23.90%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	342.53
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
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 sheet for the cost calculations)		

Signature of Engineer

Name Er. Madan Mohan Saha

Add. – Koncept Design Consortium Pvt Ltd,

389 GF IP Colony Sector 30-33 Faridabad (HR) - 121003

Licence No.


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Chartered Engineer (India)
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Annexure A

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

N/A