

Ref No. ERL/ UPRERA/ Eng-Cert-1-Q2/25-26

Date – 04-11-2025

Subject –

Certificate of Percentage of Completion of Construction Work of 1st Phase of the Project - Emami Nature having UPRERA Registration No. UPRERAPRJ398070, situated on the Khasra No/ Plot no 2055, 2054, 2052, 2053, 2051, 2050, 2049, 2046, 2045, 2047, 1896, 1895, 1894, 1893, 1892, 1897, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 2032, 2033, 2034, 2029, 2057, 2038, 2017, 1898, 1899 and demarcated by its boundaries 25.3202 to the North; 25.3197 to the South; 78.5413 to the East; 75.5509 to the West of Tehsil - Jhansi Development authority, District - Jhansi, PIN - 284120 admeasuring 218850 sq.mts. area being developed by M/s. Emami Realty Limited.

I Uttam Kumar Ghosh, Chartered Engineer have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 1st Phase of the Project - Emami Nature, situated on the Khasra No/ Plot no 2055, 2054, 2052, 2053, 2051, 2050, 2049, 2046, 2045, 2047, 1896, 1895, 1894, 1893, 1892, 1897, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 2032, 2033, 2034, 2029, 2057, 2038, 2017, 1898, 1899 of Tehsil - Jhansi Development authority, District - Jhansi, PIN - 284120 admeasuring 218850 sq.mts. area being developed by M/s. Emami Realty Limited.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction till 30th September 2025, for the Real Estate Project mentioned above.

1. Following technical professionals shall be consulted by me for verification /for certification of the cost:
 - a. Shri S. M. Tabrez Alam as Architect.
 - b. Dr. Maqsd - E - Nazar as Structural Consultant.
 - c. Shri Mohammed Nafeez Qureshi as MEP Consultant.
 - d. Shri Akhilesh Singh as Site Supervisor.
2. The project is in progress. We have estimated the cost of the completion of the civil, MEP, infrastructure services and allied works, of the project development. 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. 73.00 Crores (Total of S.No. 1 in Tables A1, A2 and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP, infrastructure services and allied works required to be completed for obtaining occupation certificate/completion certificate for the said development from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred till 30.09.2025 is calculated at Rs. 71.51 Crores (Rupees Seventy-One Crores and Fifty-One Lakhs Only) (Total of S. No. 2 in Tables A1, A2 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, infrastructure services and Allied works of the said development of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 1.49 Crore (Total of S.No. 4 in Tables A1, A2 and B).
6. I certify that the Cost of Civil, MEP, infrastructure services and allied work for the aforesaid Project as completed on the 30.09.2025 date is as given in Tables A1, A2 and B below.

Table A1
Community Building(s)

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the Community Buildings as on date of Building Permission from Competent Authority. (Based on the original Estimated cost).	Rs. 4.44 Crores
2	Cost incurred as on Date (Based on the actual cost incurred as per records).	Rs. 4.20 Crores
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100).	94.59 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2).	Rs. 0.24 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost.	Rs. 1.35
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100).	90.67%

Table A2
Marketing Office

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the Marketing Office as on date of Building Permission from Competent Authority. (Based on the original Estimated cost).	Rs. 1.65 Crores
2	Cost incurred as on Date (Based on the actual cost incurred as per records).	Rs. 1.65 Crores
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100).	100 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2).	Rs. 0.00 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost.	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).	100 %

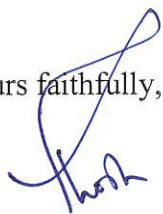
Table B
Infrastructure Development works and common amenities

Sl. No.	Particulars	Amounts
1	Total Estimated cost of the Infrastructure 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. 52.56 Crores
2	Cost incurred as on (based on the actual cost incurred as per records).	Rs. 51.31 Crores
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	97.62 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2).	Rs. 1.89 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost.	Rs. 13.00 Crores
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100).	97.97 %

Name – Er. Uttam Kumar Ghosh, Chartered Engineer.

Address - Tower – 2, 11B, Bengal Silver Spring, 5-JBS, Halden Avenue, Kolkata – 700105

Yours faithfully,



Er. Uttam Kumar Ghosh.
(Chartered Engineer Membership No. M-118440-1).

