

FORM-2

ENGINEER'S CERTIFICATE

Date: 30/09/2022

To,  
M/s. Emaar Developers & Builders Pvt.Ltd.

**Subject:**

Certificate of percentage of Completion of Construction Work of Buildings AMARO building ( Residential Apartment/Commercial), AMBER building( Residential Apartment), ADEN villa buildings-1/2/3. MHADA (L.I.G/E.W.S) of "Madan Ratan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39, Kh. No. 21/1, Mouza : Chikhali, Tah. & Dist. Nagpur demarcated by its boundaries (latitude and longitude of the end points) 21.100, 79.116 Tah. & Dist. Nagpur PIN: 440024 admeasuring 17970.934sq.m.being developed by M/s. Emaar Developers & Builders Pvt.Ltd, Director: Mr.Madan.B.Ratan.

Sir,

We, M/s. AAJ Engineers & Consultants Pvt.Ltd have undertaken assignment for certifying Percentage of Completion of Construction Work of "Madan Ratan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39, Kh. No. 21/1, Mouza : Chikhali, Tah. & Dist. Nagpur, PIN: 440024 admeasuring 17970.934sq.m.Area being developed by M/s. Emaar Developers & Builders Pvt.Ltd, Director : Mr. Madan.B.Ratan

I. Following technical professionals are appointed by Owner / Promoters:

- i. Ar. Aditya Indurkar as Architect
- ii. M/s. AAJ Engineers & Consultants Pvt.Ltd as Structural Consultant
- iii. Shri.Narendra Bobde as Plumbing Consultant
- iv. Shri.Devashish Joshi as Electrical Consultant
- v. Mr. Muqslit Ahmed Abdul Gaffar as Site Supervisor
- vi. Ms.Kirti N.Kolhe as Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, 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 Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Muqsit Ahmed Abdul Gaffar as quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.59,53,17,935/-** ( Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate /completion certificate for the building(s) from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 43,11,66,418/-** [Total of Table A and B]. The amount of Estimated Cost Incurred is calculated on the base of 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 Nagpur Municipal Corporation (planning Authority) is estimated at **Rs.16,41,51,517/-** [ Total of Table A and B].
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

Yours Faithfully  
Signature of Engineer

**\* Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

**TABLE - A**

| <b>AMARO Building</b> |                                                                                             |                   |
|-----------------------|---------------------------------------------------------------------------------------------|-------------------|
| <b>Sr.No.</b>         | <b>Particulars</b>                                                                          | <b>Amounts</b>    |
| 1.                    | Total Estimated cost of the Building <b>AMARO BUILDING</b><br>Date of Registration          | Rs.16,90,31,292/- |
| 2.                    | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                             | Rs. 9,90,88,143/- |
| 3.                    | Work done in Percentage<br>[As Percentage of the estimated cost]                            | 58.62 %           |
| 4.                    | Balance Cost to be incurred<br>[Based on the Estimated cost]                                | Rs.6,99,43,149/-  |
| 5.                    | Cost incurred on Additional/Extra Items not<br>Included in the estimated cost [Annexure A.] | Rs.NIL            |

| <b>AMBER Building</b> |                                                                                             |                    |
|-----------------------|---------------------------------------------------------------------------------------------|--------------------|
| <b>Sr.No.</b>         | <b>Particulars</b>                                                                          | <b>Amounts</b>     |
| 1.                    | Total Estimated cost of the Building <b>AMBER BUILDING</b><br>Date of Registration          | Rs.25,01,31,160/-  |
| 2.                    | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                             | Rs. 21,54,92,728/- |
| 3.                    | Work done in Percentage<br>[As Percentage of the estimated cost]                            | 86.15 %            |
| 4.                    | Balance Cost to be incurred<br>[Based on the Estimated cost]                                | Rs.3,46,38,432/-   |
| 5.                    | Cost incurred on Additional/Extra Items not<br>Included in the estimated cost [Annexure A.] | Rs.NIL             |

**ADEN VILLAS BUILDING-1**

| <u>Sr.No</u> | <u>Particulars</u>                                                                          | <u>Amounts</u>    |
|--------------|---------------------------------------------------------------------------------------------|-------------------|
| 1.           | Total Estimated cost of the Building<br>Date of Registration                                | Rs.2,83,91,573/-  |
| 2.           | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                             | Rs. 2,41,95,840/- |
| 3.           | Work done in Percentage<br>[As Percentage of the estimated cost]                            | 85.22 %           |
| 4.           | Balance Cost to be incurred<br>[Based on the Estimated cost]                                | Rs. 41,95,733/-   |
| 5.           | Cost incurred on Additional/Extra Items not<br>Included in the estimated cost (Annexure A ) | Rs.NIL            |

**ADEN VILLAS BUILDING-2**

| <u>Sr.No</u> | <u>Particulars</u>                                                                          | <u>Amounts</u>    |
|--------------|---------------------------------------------------------------------------------------------|-------------------|
| 1.           | Total Estimated cost of the Building<br>Date of Registration                                | Rs.2,63,26,461/-  |
| 2.           | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                             | Rs. 2,15,07,416/- |
| 3.           | Work done in Percentage<br>[As Percentage of the estimated cost]                            | 81.69 %           |
| 4.           | Balance Cost to be incurred<br>[Based on the Estimated cost]                                | Rs. 48,19,045/-   |
| 5.           | Cost incurred on Additional/Extra Items not<br>Included in the estimated cost (Annexure A ) | Rs.NIL            |

### ADEN VILLAS BUILDING-3

| <u>Sr.No</u> | <u>Particulars</u>                                                                          | <u>Amounts</u>    |
|--------------|---------------------------------------------------------------------------------------------|-------------------|
| 1.           | Total Estimated cost of the Building<br>Date of Registration                                | Rs.2,89,11,573/-  |
| 2.           | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                             | Rs. 2,42,96,398/- |
| 3.           | Work done in Percentage<br>[As Percentage of the estimated cost]                            | 84.04 %           |
| 4.           | Balance Cost to be incurred<br>[Based on the Estimated cost]                                | Rs. 46,15,175/-   |
| 5.           | Cost incurred on Additional/Extra Items not<br>Included in the estimated cost (Annexure A ) | Rs.NIL            |

### LIG HOUSING

| <u>Sr.No.</u> | <u>Particulars</u>                                                                          | <u>Amounts</u>    |
|---------------|---------------------------------------------------------------------------------------------|-------------------|
| 1.            | Total Estimated cost of the Building<br>Date of Registration                                | Rs.3,27,20,838/-  |
| 2.            | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                             | Rs. 2,29,87,295/- |
| 3.            | Work done in Percentage<br>[As Percentage of the estimated cost]                            | 70.25 %           |
| 4.            | Balance Cost to be incurred<br>[Based on the Estimated cost]                                | Rs. 97,33,543/-   |
| 5.            | Cost incurred on Additional/Extra Items not<br>Included in the estimated cost (Annexure A ) | Rs.NIL            |

AAJ Engineers & Consultants Pvt. Ltd.



Director

TABLE-B

( Entire registered phase of the Real Estate Project )

| <u>Sr.No</u> | <u>Particulars</u>                                                                                                                             | <u>Amounts</u>    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1.           | Total Estimated cost of the Internal and External Development Work including Amenities and facilities in the layout as On Date of Registration | Rs.5,98,05,038/-  |
| 2.           | Cost incurred as on 30.09.2022<br>[Based on the Estimated cost]                                                                                | Rs. 2,35,98,598/- |
| 3.           | Work done in Percentage<br>[As Percentage of the estimated cost]                                                                               | 39.46 %           |
| 4.           | Balance Cost to be incurred<br>[Based on the Estimated cost]                                                                                   | Rs.3,62,06,440/-  |
| 5.           | Cost incurred on Additional/Extra Items not included in the estimated cost [Annexure A ]                                                       | Rs.NIL            |

**Annexure A**

List of Extra/Additional Items Executed with cost

**NOT APPLICABLE**

AAJ Engineers &amp; Consultants Pvt. Ltd.

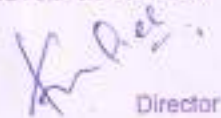

  
Director

TABLE - A

AMARO Building

| Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of Work Done |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1. Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100%                    |
| 2. 1 basement and one plinth                                                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 3. number of podiums(no podiums)                                                                                                                                                                                                                                                                                                                                                                                                               | n.a.                    |
| 4. Stilt Floor (no stilt floor)                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 5. 6 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                        | 100%                    |
| 6. Internal walls, Internal Plaster, Floorings within apartments/<br>Premises, Doors and windows to each of the apartments /<br>Premises                                                                                                                                                                                                                                                                                                       | 70%                     |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical<br>Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                                                     | 50%                     |
| 8. Staircases, Lifts Wells and Lobbies at each floor level<br>connecting Staircases and Lifts, Overhead and<br>Underground Water Tank                                                                                                                                                                                                                                                                                                          | 70%                     |
| 9. The external plumbing and external Plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                                | 50%                     |
| 10. Installation of lifts, water pumps, Fire Fighting fittings and<br>Equipment as per CFG NOC, Electrical fitting to Common<br>Area, electro, mechanical equipment, Compliance to<br>conditions of environment /CRZ NOC, finishing to<br>entrance lobby/s, plinth protection, paving of area<br>appurtenant to Building/Wing, Compound Wall and all<br>other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 50%                     |

**AMBER Building**

| Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                                       | Percentage of Work Done |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1. Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 2. one plinth                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3. number of podiums(no podiums)                                                                                                                                                                                                                                                                                                                                                                                                              | N.A.                    |
| 4. Stilt Floor (no stilt floor)                                                                                                                                                                                                                                                                                                                                                                                                               | 100%                    |
| 5. & number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 6. Internal walls, Internal Plaster, Floorings within apartments/<br>Premises, Doors and windows to each of the apartments /<br>Premises                                                                                                                                                                                                                                                                                                      | 100%                    |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical<br>Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                                                    | 85%                     |
| 8. Staircases, Lifts Wells and Lobbies at each floor level<br>connecting Staircases and Lifts, Overhead and<br>Underground Water Tank                                                                                                                                                                                                                                                                                                         | 85%                     |
| 9. The external plumbing and external Plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing.                                                                                                                                                                                                                                                                                                               | 85%                     |
| 10. Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fitting to Common<br>Area, electro, mechanical equipment, Compliance to<br>conditions of environment /CR2 NOC finishing to<br>entrance lobby/s, plinth protection, paving of area<br>appurtenant to Building/Wing, Compound Wall and all<br>other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 50%                     |

### ADEN Villas Building-1

| Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                            | Percentage of Work Done |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1. 1.Excavation                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 2. 2.one plinth                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 3. number of podiums(no podiums)                                                                                                                                                                                                                                                                                                                                                                                   | n.a.                    |
| 4. Stilt Floor (no stilt floor)                                                                                                                                                                                                                                                                                                                                                                                    | n.a.                    |
| 5. 3number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises                                                                                                                                                                                                                                                                                 | 100%                    |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                            | 95%                     |
| 8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank                                                                                                                                                                                                                                                                                                    | 95%                     |
| 9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                          | 95%                     |
| 10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate. | 50%                     |

### ADEN Villas Building-2

| Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                       | Percentage of Work Done |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1. 1.Excavation                                                                                                                                                                                                                                                                                                                                                                                               | 100%                    |
| 2. one plinth                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 3. number of podiums(no podiums)                                                                                                                                                                                                                                                                                                                                                                              | n.a.                    |
| 4. Stilt Floor (no stilt floor)                                                                                                                                                                                                                                                                                                                                                                               | n.a.                    |
| 5. 3 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises                                                                                                                                                                                                                                                                            | 90%                     |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                       | 75%                     |
| 8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank                                                                                                                                                                                                                                                                                               | 75%                     |
| 9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                     | 75%                     |
| 10. Installation water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro mechanical equipment Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate, | 50%                     |

### ADEN Villas Building-3

| Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                            | Percentage of Work Done |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1. 1.Excavation                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 2. one plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 3. number of podiums(no podiums)                                                                                                                                                                                                                                                                                                                                                                                   | N.A.                    |
| 4. Stilt Floor (no stilt floor)                                                                                                                                                                                                                                                                                                                                                                                    | N.A.                    |
| 5. 3 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises                                                                                                                                                                                                                                                                                 | 100%                    |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                            | 100%                    |
| 8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank                                                                                                                                                                                                                                                                                                    | 100%                    |
| 9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                           | 100%                    |
| 10. Installation of water pumps, Fire fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro. mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate. | 60%                     |

### LIG Housing Building

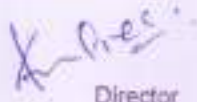
| Sr. No Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                            | Percentage of Work Done |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1. Excavation                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 2. one plinth                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 3. number of podiums(no podiums)                                                                                                                                                                                                                                                                                                                                                                                   | N.A.                    |
| 4. Stilt floor (no stilt floor)                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5. 3 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises                                                                                                                                                                                                                                                                                 | 30%                     |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                            | 0%                      |
| 8. Staircases, Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tank                                                                                                                                                                                                                                                                                                    | 0%                      |
| 9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                          | 0%                      |
| 10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro. mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate. | 0%                      |

TABLE - B

Internal &amp; External Development Works in Respect of the entire Registered Phase

| S. No. | Common areas and Facilities, Amenities                | Proposed (Yes/No) | % of work done | Details |
|--------|-------------------------------------------------------|-------------------|----------------|---------|
|        | Internal Roads & Footpaths                            | yes               | 75%            |         |
|        | Water Supply                                          | yes               | 25%            |         |
|        | Sewerage (chamber, lines, Septic Tank, STP)           | Yes               | 50%            |         |
|        | Storm Water Drains                                    | Yes               | 0%             |         |
|        | Landscaping & Tree Planting                           | yes               | 0%             |         |
|        | Street Lighting                                       | yes               | 15%            |         |
|        | Community Buildings                                   | No                | N.A.           |         |
|        | Treatment and disposal of sewage and sullage water    | yes               | 25%            |         |
|        | Solid Waste Management and disposal                   | yes               | 0%             |         |
|        | Water Conservation, Rain water harvesting             | yes               | 0%             |         |
|        | Energy Management                                     | yes               | 0%             |         |
|        | Fire protection and fire safety requirement           | Yes               | 0%             |         |
|        | Electrical meter room, sub-station, receiving station | Yes               | 5%             |         |
|        | Entrance Gate and security cabin,                     | Yes               | 70%            |         |

AAJ Engineers &amp; Consultants Pvt. Ltd.



Director

Yours Faithfully

AAJ Engineers & Consultants Pvt. Ltd.  
Nagpur