

REVATI RAMAN SINGH

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New Delhi, Delhi-110025
PAN No. ALUPS2773B

Form-R

ENGINEER'S CERTIFICATE

Subject: (For the Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Certificate of Percentage of Completion of Construction Work of Victoryone Central of Eleven Towers of the Project RERA Registration No. UPRERAPRJ5889 situated on the Plot No.02E, Sector-12, Greater Noida (west), Gautam Buddha Nagar, Uttar Pradesh. Demarcated by its boundaries (latitude and longitude of the end points) 28°33'44.97" N 77°28'50.15"E, 28°33'41.58" N 77°28'52.98"E, 28°33'44.58" N 77°28'53.61"E, 28°33'47.64" N 77°28'54.25"E, 28°33'44.28" N 77°28'57.09"E to the Greater Noida West Tehsil Dadri Gautam Buddha Nagar Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Budh Nagar Pin 201304, admeasuring 18000 sq.mts. area being developed by M/s INTELLECT PROJECTS PVT. LTD.

I/We Sanjay Tewtia have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the Victoryone Central Total Eleven Towers of the Project RERA Registration No. UPRERAPRJ5889, situated on the Plot No 02E, Sector-12, Greater Noida West, Gautam Budh Nagar, Uttar Pradesh competent/ development authority Greater Noida Industrial Development Authority District Gautam Budh Nagar Pin 201304, admeasuring 18000 sq.mts, area being developed by M/s Intellect Projects Pvt Ltd

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

Following technical professionals were consulted by me for verification /for certification of the cost:

1. M/s Deepak Mehta & Associates (DMA INTERNATIONAL) as Architect
2. M/s Keen Associates as Structural Consultant
3. M/s CESPL as MEP Consultant
4. M/s Hari Kishan Sharma as Site Supervisor.

The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the cost calculations are based on the drawings/plans made available to us for the project under reference by the Pro the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promo of material, Labour and other inputs made by developer, and the site inspection carried out by us.

We estimate the Total Cost for completion of the project under reference as Rs. 234 Crore (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

The estimated actual cost incurred till date 31st March 2025 is calculated at Rs. 193 Cr (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.

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. 41 Cr (Total of S.no. 4 in Tables A and B).

I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the March-2028 date is as given in Tables A and B below:

Table A

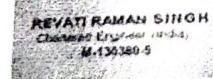
Building/Wing/Tower bearing Number.....or called.....
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S. No	Particulars	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs. 190 Cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 159Cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2/ Row 1) *100)	83.68 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 31Cr
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+ Row5)/ (Row 1 + Row 5) *100)	%
(Enclose serrate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External development Work and common Amenities.
(To be prepared for the entire registered phase of the Real Estate Project)

S. No	Particulars	Amount
1	Total Estimated Cost of Internal & External Development work includes common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost)	Rs. 44cr
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 34cr
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2/Row 1) *100)	77.27%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 10cr
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)	Rs.
(Enclose Separate Sheet for the cost calculation)		



Signature of Engineer

Name: Revati Raman Singh

Address: Flat No. 100A, 3RD FLOOR BHARAT NAGAR, New Friends Colony New Delhi 110025

PAN No.: ALUPS2773B

Date: 17th February 2026