



FORM – REG 2

Dated 02nd July 2026

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work for Group Housing Project "The Sunflower – Phase 1" under UPRERA Registration No. UPRERAPRJ448904/04/2024 dated 17.04.2024 situated on Plot No. GH-7, Sector No. 6, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries 45 Meter road to South East, other property to the North and 24 wide Road to the South West and other property to the West. Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201002 admeasuring 35,727.33 Sq. Mtr being developed by M/s AU Real Estate Services Pvt. Ltd., out of which 28,076.78 Sq. Mtr area is in Phase 1 and 7,650.55 Sq. Mtr. area in Phase 2.

I "Maqsud E Nazar" have undertaken assignment as Engineer for certifying Percentage of the Project "The Sunflower – Phase 1" situated on Plot No. GH-7, Sector No. 6, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh competent/ development authority Ghaziabad Development Authority District Ghaziabad PIN 201002.

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) Mr. Aalhad Pandey as Architect for Sudio N Plus U LLP
 - (ii) Mr. Maqsud E Nazar as Structural Consultant for M/s NNC Design International
 - (iii) Mr Anand Havelia as MEP Consultant for M/s Consummate Engineering Services (P) Ltd.
 - (iv) Mr. Manik Sharma for Site Supervision for M/s Nivedita & Uday Pande Consultant as PMC Consultant.
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 **Phase 1** under reference as Rs. 541,49,61,963/- (Total of S. No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project **Phase 1** is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate / Part completion for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

NNC DESIGN INTERNATIONAL

CONSULTING ENGINEERS

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

G-70, 2nd Floor, Jaswant Plaza, Near Kalindi Kunj, Main Sarita Vihar Road, Shaheen Bagh, Okhla, New Delhi-110025

Phone No.: 011- 68225689 / 68225690

e-mail : nnc_consultants@hotmail.com, nnc.mail7@gmail.com, website : www.nncdesigninternational.com

4. The estimated actual cost incurred till date i.e. 30th June 2026 calculated at Rs. 258,37,36,453/- (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 / Part Completion from the Competent Authority is estimated at Rs. 283,12,25,510/- (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:

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.)

Sr. No.	Particular	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. 519,78,92,437/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 258,37,36,453/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	49.70%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 261,41,55,984/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	49.70%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

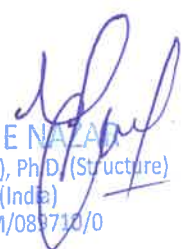

MAQSUD E NAZKI
 M. Tech (Structures), Ph.D. (Structure)
 Chartered Engineer (India)
 Registration No. AM/088710/0

TABLE B

Internal & External Development works and common amenities (To be prepared for the entire registered phase of the Real Estate Project)

Sr. 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).	Rs. 21,70,69,526/-
2	Cost incurred as on (based on the actual cost incurred as per records).	Rs NIL
3	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. 21,70,69,526/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. NIL
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,

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structures)
Chartered Engineer (India)
Registration No. AM/089710/0

Name Maqsud E Nazar
Address G-70, 2nd Floor, Jaswant Plaza, Shaheen Bagh, New Delhi-110025
Aadhar No. 7491 8820 9343
PAN No. AFZPM7459M
Reg. No. AM/089710/0