

ENGINEERS CERTIFICATE

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

Date: 08th October, 2025

Subject:- Certificate of Percentage of Completion of Construction Work of 5 nos. Towers namely “Tower 1, Tower-2, Tower-3, Tower-4 & Tower-5” of the Residential Real Estate Project “ CRC MAESTA” [UPRERA Registration Number- UPRERAPRJ724518/07/2024]situated on the Plot No. GH 11 B, Sector 01, Greater Noida (West), Demarcated by boundaries Latitude 28°37.19"N, Longitude to the North 77°25'55.24"E to the north latitude 28°34'38.62"longitude 77°25'57.96" E of District Gautam Buddha Nagar, Competent/ Development authority- Greater Noida Industrial Development Authority, District Gautam Buddha Nagar, Plot area admeasuring 14769.00 sq.mts. area being developed by the Developer Promotor: CRC Homes Pvt. Ltd.

I, Basanta Kumar Sahu, have undertaken assignment of certifying Percentage of Completion Work of the above project, being developed by Promoter M/s CRC Homes Private Limited

1. Following technical professionals are appointed by Owner/ Promoter: -
 - a. Mr. Rajiv Gandhi as L.S./ Architect
 - b. M/s VMS Consultants Pvt Ltd. as Structure Consultant
 - c. M/s CESPL Consultants Pvt Ltd as MEP Consultants
 - d. Mr. Amir Siddiqui as site in charge
2. The project is yet to start. 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 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 as on date for completion of the project under reference as **Rs. 26,940/- lakhs** only 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 implemented.
4. The estimated actual cost incurred till 30/09/2025 is calculated at **Rs. 3,028/- Lakhs** only [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. 23,942-Lakhs** only.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below:

Table "A1"
Tower-1 (2B+S/G+29 Floors)

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs.3,880/-
2	Actual Cost incurred as on date 30/09/2025 (Based on revised estimated cost)	614/-
3	Work done in percentage (as percentage of estimated cost)	15.82%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.3,266/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NIL
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	15.82%
7.	No. of Units/ Inventory as per Sanctioned Drawings	58 nos.

Table "A2"
Tower-2 (2B+S+30 Floors)

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs.3,920/-
2	Actual Cost incurred as on date 30/09/2025 (Based on revised estimated cost)	693/-
3	Work done in percentage (as percentage of estimated cost)	17.68%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.3,227/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NIL
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	17.68%
7.	No. of Units/ Inventory as per Sanctioned Drawings	58 nos.

Table “A3”
Tower-3 (2B+S/G+33 Floors)

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs.4,250/-
2	Actual Cost incurred as on date 30/09/2025 (Based on revised estimated cost)	784/-
3	Work done in percentage (as percentage of estimated cost)	18.45%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.3,466/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NIL
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	18.45%
7.	No. of Units/ Inventory as per Sanctioned Drawings	64 nos.

Table “A4”
Tower-4 (2B+S+30 Floors)

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs.3,920/-
2	Actual Cost incurred as on date 30/09/2025 (Based on revised estimated cost)	893/-
3	Work done in percentage (as percentage of estimated cost)	22.78%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.3,027/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NIL
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	22.78%
7.	No. of Units/ Inventory as per Sanctioned Drawings	58 nos.

Table "A5"
Tower-5 (2B+Commercial/S+30 Floors)

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs.5,610/-
2	Actual Cost incurred as on date 30/09/2025 (Based on revised estimated cost)	44/-
3	Work done in percentage (as percentage of estimated cost)	0.78%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.5,566/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NIL
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0.78%
7.	No. of Units/ Inventory as per Sanctioned Drawings	120 nos. Residential. + 17 Nos. Shops

Table-"B"

Internal & External Development works and common amenities for entire project

S. No	Particulars	Amount (In Lakhs)
1	Total estimated cost of the building/wing (Based on revised estimated cost)	Rs.5,390
2	Actual Cost incurred as on date 30/09/2025 (Based on revised estimated cost)	NIL
3	Work done in percentage (as percentage of estimated cost)	0%
4	Balance Cost to be Incurred (Based on the revised estimated cost)	Rs.5,390
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NIL
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0%

This is issued on specific request of the Promoter M/s. CRC Homes Pvt. Ltd. for UPRERA Compliance & based on information/drawings made available to us.

Signature of Engineer

Name: BASANTA KUMAR SAHU

Address C-1004, MANDAKINI APARTMENT, PLOT NO-3C,
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Chartered Engr. Regd. No. F- 120468-2 Issued by Institution of engineers (India).