

Er. Navrang Kumar

Chartered Engineer

M.Tech (Structure), AMIE (I), MBA

Construction Management & Valuation

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G-56, Basement, Pushkar Enclave, Paschim Vihar, New Delhi - 110063

Form-REG-2

Date:-06-07-2025

ENGINEER'S CERTIFICATE

Subject:- Certificate of Estimates for Completion of Construction Work of the project "VAASTU HOMES" project, UPRERA Registration Number- UPRERAPRJ802380/10/2024 situated on the over Plot No. 4BS/02/02, Siddharth Vihar, Ghaziabad, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28°39'06.71"N; 77°24'17.52"E to the North, 28°39'10.83"N; 77°24'18.36"E to the South, 28°39'10.30"N; 77°24'21.84"E to the East and 28°39'06.29"N; 77°24'21.10"E to the West of Siddharth Vihar Yojna, Ghaziabad Competent/ Development authority Awasth Vikas Parishad, Siddharth Vihar, District Ghaziabad PIN-201009 admeasuring 12000.00 sq.mts, area being developed by M/s ENVYRONS INFRASTRUCTURE PVT. LTD.

I NAVRANG KUMAR have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the Project of named " VAASTU HOMES ", situated on the Plot No. 4BS/02/02, Siddharth Vihar, Ghaziabad, U.P., Siddharth Vihar Yojna, Ghaziabad, U.P. admeasuring 12000.00 sq.mts, area being developed by M/s ENVYRONS INFRASTRUCTURE PVT. LTD.

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. Hardik Mittal as Architect

(ii) Er. Navrang Kumar c/o M/s Reinfo-tech Consultants as Structural Consultant

(iii) Pramod Sharma c/o M/s PKV Consulting Engineers Pvt. Ltd. as Mech/Electrical/Plumbing consultant

(iv) Mr. Ram Autar Rajput as Site Engineer/Supervisor on behalf of M/s ENVYRONS INFRASTRUCTURE PVT. LTD.

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 under reference as ₹2,31,40,20,000 (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 implemented.

4. The estimated cost incurred till date 30-06-2025 is calculated at ₹ (11,47,71,527 + 2,08,65,091+5,22,96,716+6,75,22,542+5,97,13,346) =₹31,51,69,222 Percentage completion till date 16.44%. (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 ₹1,99,88,50,778 (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 30-06-2025 date is as given in Tables A and B below

Table A

Building/Wing/Tower bearing Number of VAASTU HOMES

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority	₹1,91,63,86,600
2	Cost incurred as on Date	₹31,51,69,222/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) ((Row 2 / Row 1) * 100)	16.44%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹1,60,12,17,378/-

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5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work Done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	16.44%

Table B

Internal & External Development works and common amenities

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority	₹39,76,33,400
2	Cost incurred as on Date	₹0
3	Value of Work done in Percentage (as Percentage of the estimated cost) ((Row 2 / Row 1) * 100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹39,76,33,400
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work Done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	0.00%

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Signature of Engineer

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