

ENGINEER'S CERTIFICATE

No-UPRERAPRJ805659/07/2024

DATE: 14.04.2026

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

Subject: Certificate of Percentage of Completion of Construction Work of Commercial Project- CENTRAL IKON No. of 1 Block(s) of the First Phase of the Project (UPRERAPRJ805659/07/2024) situated on the Plot no SDC-H-01, Sector 105 Noida ,Demarcated by its boundaries (latitude and longitude of the end points) 28.530706,77.362702 to the North 28.531283,77.364677 to the South 28.531885,77.363741 to the East 28.530089,77.363627 to the West of Tehsil SADAR Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201303 admeasuring 12499.50 sq.mts. area being developed by M/S BUSINESS BAY FIN INFRA PVT LTD.

I Nikhil Kumar have undertaken assignment as Engineer of certifying Percentage of Completion of Construction Work of Commercial Project- CENTRAL IKON No. of 1 Block(s) of the First Phase of the Project (UPRERAPRJ805659/07/2024) situated on the Plot no SDC-H-01, Sector 105 Noida ,Demarcated by its boundaries (latitude and longitude of the end points) 28.530706,77.362702 to the North 28.531283,77.364677 to the South 28.531885,77.363741 to the East 28.530089,77.363627 to the West of Tehsil SADAR Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201303 admeasuring 12499.50 sq.mts. area being developed by M/S BUSINESS BAY FIN INFRA 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 are appointed by owner / Promotor :-

- (i) M/s Gian.P.Mathur and Associate (P)Ltd as Architect Consultant ;
- (ii) M/s Vintech Consultant as Structural Consultant
- (iii) M/s AEON Integrated building design consultant LLP as MEP Consultant
- (iv) Shri Bhanu Pratap Singh as Site Supervisor

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 Rs **14065.73 Lakh**(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 actual cost incurred till date 31.03.2026 is calculated at Rs **8178.19** (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 **5887.54** (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 till date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number BLOCK-A

(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	Amounts In Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	13677.57
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	8068.19
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	58.99%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5609.38

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)	58.99%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

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

S.No.	Particulars	Amounts in Lakhs
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).	388.16
2	Cost incurred as on (based on the actual cost incurred as per records)	110
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	28%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	278.16
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%

Yours Faithfully
Nikhil Kumar
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Nikhil Kumar
Er. Nikhil Kumar
B. Tech (Civil)