

ENGINEERS CERTIFICATE

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

Date: -06/04/2026

**Subject:-** Certificate of Percentage of Completion of Construction Work of one nos. Tower namely Retail Area of the Project "**The Flagship Phase 4**" (B+LG+G+2+Terrace) [UPRERA Registration Number UPRERAPRJ683511/10/2024] situated on the Plot no.-1B, sector 140A, Noida, Gautam Buddh Nagar, U.P.-201305 demarcated by its boundaries latitude/ longitude 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N, 77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E Tehsil Gautam Buddh Nagar Competent/Development authority New Okhla Industrial Development Authority, District Gautam Buddh Nagar, admeasuring 23,767.45 sq.mts. Plot area being developed by Promoter M/s. IT Infrastructure Park Pvt. Ltd.

I Basanta Kumar Sahu, have undertaken assignment of certifying Percentage of Completion Work of the above project situated on plot No.01B, Sector-140A, NOIDA, Gautam Buddh Nagar, U.P.-201305 Being developed by Promotor M/s. IT Infrastructure Park Pvt. Ltd.

- Following technical professionals are appointed by Owner/ Promoter: -
  - M/s.VASTUNIDHI, Sector 44, Noida as L.S./ Architect;
  - M/s. Vintech Consultants as Structural Consultant;
  - M/s. Prion Consultants Pvt. Ltd. as MEP Consultant;
  - Shri Ravi Shekhar as Site in Charge
- 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.
- We estimate the total cost as on date for completion of the project under reference as **Rs. 17,567/- 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.
- The estimated actual cost incurred till 31/03/2026 is calculated at **Rs. 4,726/- 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.
- 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. 12,841/-Lakhs** only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as below

**Table "A1"**  
Tower T-one

| S. No | Particulars                                                                                                                             | Amount<br>(In Lakhs) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1     | Total estimated cost of the building/wing<br>(Based on revised estimated cost)                                                          | Rs. 12,010/-         |
| 2     | Actual Cost incurred as on date 31/03/2026<br>(Based on revised estimated cost)                                                         | Rs. 3,617/-          |
| 3     | Work done in percentage<br>(as percentage of estimated cost)                                                                            | 30.12%               |
| 4     | Balance Cost to be Incurred<br>(Based on the revised estimated cost)                                                                    | Rs.8,393/-           |
| 5     | Cost Incurred on additional/ extra items<br>(Not included in estimated cost)                                                            | 0                    |
| 6     | Work done in percentage<br>[as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100] | 30.12%               |
| 7.    | No. of Units/ Inventory as per Sanctioned Drawings                                                                                      | 273 no.              |

**Table- "B"**  
Internal & External Development works and common amenities for entire project

| S. No. | Particulars                                                                                                                             | Amount<br>(In Lakhs) |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1      | Total revised estimated cost of the building/wing<br>(Based on revised estimated cost)                                                  | Rs. 5,557/-          |
| 2      | Actual Cost incurred as on date 31/03/2026<br>(Based on revised estimated cost)                                                         | Rs. 1109/-           |
| 3      | Work done in percentage<br>(as percentage of estimated cost)                                                                            | 19.96%               |
| 4      | Balance Cost to be Incurred<br>(Based on the revised estimated cost)                                                                    | Rs. 4,448/-          |
| 5      | Cost Incurred on additional/ extra items<br>(Not included in estimated cost)                                                            | 0                    |
| 6      | Work done in percentage<br>[as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100] | 19.96%               |

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

Signature of Engineer

Name: BASANTA KUMAR SAHU

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Chartered Engr. Regd. No. F- 120468-2 Issued by Institution of Engineers (India).