

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.04/2025-26

Information as on 31.03.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project FIVEO No. of building(s)/01 Block of the project [UPRERA PRJ662072/10/2024] situated on the Khasra No/Plot No. F-1B, Sector-50, Noida, Uttar Pradesh, Demarcated by its boundaries (latitude and longitude of the end Points) Lat 28.57756044, Long 77.36942 to the North; Lat 28.5768996, Long 77.36906257 to the South; Lat 28.577403, Long 77.36946696 to the East; Lat 28.57733495, Long 77.36861241 to the west of village Tehsil Dadri Competent/Development authority Noida District Gautam Budh Nagar PIN-201303 admeasuring 3,000 sq. mts. area being developed by GYGY DEVELOPERS PVT LTD (Promoter).

I Sachin, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project FIVEO for Building(s)/ 01 Block of the Project, situated on the Khasra No/Plot No. F-1B, Sector-50, Noida, Uttar Pradesh of village tehsil Dadri competent/ development authority Noida District Gautam Budh Nagar PIN 201303 admeasuring 3,000 sq.mts. area being developed by GYGY DEVELOPERS PVT LTD.

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Shri Anoj Tevatia as Licensed Surveyor / Architect
- (ii) Shri Aman Deep as Structural Consultant
- (iii) Shri V. S kukreja as MEP Consultant
- (iv) Shri Sachin 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 Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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 is given in following Table A and Table B:

(Rs)

Table - A

Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	1,70,00,000	1,70,00,000	100	1,70,00,000.00	1,70,00,000.00	100
2	Total Number of Basement and Plinth	5,00,00,000	5,00,00,000	100	5,00,00,000.00	5,00,00,000.00	100
3	Total Number of Podiums	-	-	-	-	-	0
4	Stilt Floor	2,00,00,000	2,00,00,000	100	2,00,00,000.00	2,00,00,000.00	100
5	Total Number of Slabs of Super Structure	7,50,00,000	7,50,00,000	100	7,50,00,000.00	7,50,00,000.00	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	4,00,00,000	3,20,00,000	80	3,20,00,000.00	3,20,00,000.00	80
7	Sanitary Fittings within the Flat/Premises,	90,00,000	40,50,000	45	40,50,000.00	40,50,000.00	45
8	Electrical Fitting within the Flat/Premises	95,00,000	38,00,000	40	38,00,000.00	38,00,000.00	40
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1,25,00,000	1,25,00,000	100	1,25,00,000.00	1,25,00,000.00	100
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	5,50,00,000	2,09,00,000	38	2,09,00,000.00	2,09,00,000.00	38
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	11,00,00,000	3,85,00,000	35	3,85,00,000.00	3,85,00,000.00	35
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	50,00,000	20,00,000	40	20,00,000.00	20,00,000.00	40
	TOTAL	40,30,00,000	27,57,50,000	68.42	27,57,50,000.00	27,57,50,000.00	68.42



(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(Rs)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	1,00,00,000	25,00,000	25	25,00,000	25,00,000	25
2	Water Supply/Drinking Water Facilities	5,00,000	1,50,000	30	1,50,000	1,50,000	30
3	Sewerage (chamber, lines, Septic Tank, STP)	90,00,000	22,50,000	25	22,50,000	22,50,000	25
4	Storm Water Drain	20,00,000	9,00,000	45	9,00,000	9,00,000	45
5	Landscaping & Tree Planting	20,00,000	0	0	-	-	0
6	Street Lighting	10,00,000	1,00,000	10	1,00,000	1,00,000	10
7	Community Buildings	-	-	-	-	-	0
8	Treatment & Disposal of Sewage and Sullage water /STP	50,00,000	12,50,000	25	12,50,000	12,50,000	25
9	Solid Waste Management & Disposal	2,00,000	80,000	40	80,000	80,000	40
10	Water Conservation, Rainwater Harvesting	7,00,000	2,80,000	40	2,80,000	2,80,000	40
11	Energy Management/Use of Renewable Energy	-	-	-	-	-	0
12	Fire Protection and Fire Safety Requirements	3,00,000	30,000	10	30,000	30,000	10
13	Electrical Sub Station, Control Panel & Meter Room	75,00,000	18,75,000	25	18,75,000	18,75,000	25
14	Receiving Station	-	0	-	-	-	0
15	Plan of Development Works	-	0	-	-	-	0
16	Emergency Evacuation Services	-	-	-	-	-	0
17	Common Facilities in Basement	5,00,000	1,25,000	25	1,25,000	1,25,000	25
18	Others, if any (please specify)	13,00,000	-	0	-	-	0
	TOTAL	4,00,00,000	95,40,000	23.85	95,40,000	95,40,000	23.85

3. We estimate the Total Cost for completion of the project under reference as Rs. 44 Crores (Total of column no. 3 in Tables A1, A2.... and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31.03.2026 is Rs. 28,52,90,000.00 (Total of column no. 7 in Tables A1, A2.... and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully



Signature & Name of Engineer - SACHIN
Mobile No. - 9354968853
Email ID - sachingoyati01@gmail.com