

Date:13/04/2026

ENGINEER'S CERTIFICATE

(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 the Building(s)/Block(s) of the 1st Phase of the Project **KAILASHA ESTATE** situated on the Khasra No/Plot no: - KHASRANO- 1069 M, Village Noon Nagar, RAJNAGAR EXTN GHAZIABAD Demarcated by its boundaries (28.705354718834272, 77.42689423432532 of the end points) 45.00 MT. WIDE ROAD to the North West, OTHER PLOT to the North East, OTHER PLOT to the South East, OTHER PLOT to the South West of RAJ NAGAR EXT., Tehsil – GHAZIABAD Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, District- GHAZIABAD, PIN- 201017,admeasuring 5330.0 sq.mts. area being developed by [M/s BABA CONSTRUCTION Pvt. Ltd]

I/We Rabi Akthar have undertaken assignment as Engineer of certifying Percentage of Completion Work of the Residential Building(s)/Block/Tower(s) of the Project, situated on the Khasra No/Plot no :- KHASRANO-1069M, Village Noor Nagar, RAJNAGAR EXTN GHAZIABAD, Tehsil – Ghaziabad competent/ development authority GHAZIABAD, District- GHAZIABAD, PIN-201017 admeasuring 5330 sq.mts. area being developed by [M/s BABA CONSTRUCTION PRIVATE 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:

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|-------|--------------|---------------------------------|--------------------------|
| (i) | M/s/Shri/Smt | SINGLA ARCHITECT AND ASSOCIATES | as Architect |
| (ii) | M/s/Shri/Smt | RZEST CONSULTANT | as Structural Consultant |
| (iii) | M/s/Shri/Smt | WDESIGN CONSULTANT | as MEP Consultant |
| (iv) | M/s/Shri/Smt | KULDEEP KUMAR | 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 89.92cr (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 actual cost incurred till date 13-04-2026 is calculated at Rs. 1231.98L. (Total of S.No.2 in Tables AandB). 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 Authorities estimated at Rs. 7760.02lakh (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the foresaid Project as completed on the_01.02.2027_date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number Building(s)-Commercial Block(s)

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 8142L
2	Cost incurred as on Date(Based on the actual cost incurred as per records)	Rs 1231.98L
3	Value of Work done in Percentage(as Percentage of the estimated cost) (Row2/Row1)*100)	15.13%
4	Balance Cost to be incurred(Based on Estimated Cost)(1-2)	Rs 6910.02L
5	Costincurred on Additional/Extra Items not included in the Estimated Cost (AnnexureA)	0
6	Work done in percentage(as Percentage of Estimated Cost plus additional/Extra items (Row2+ Row 5) / (Row 1 + Row 5) *100)	15.13%



TableB

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

S.No.	Particulars	Amounts
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).	Rs850 lakh
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs0
3	Work done in Percentage (as Percentage of the estimated cost) $(\text{Row2}/\text{Row1}) \times 100$	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	Rs850 lakh
5	Cost incurred on Additional/Extra Items not included in the Estimated Cost (Annexure A)	RS.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items) $((\text{Row2} + \text{Row 5}) / (\text{Row 1} + \text{Row 5}) \times 100)$	0%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name: RABI AKHTAR

