

Date :11/07/2025

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 ARCADE -2 situated on the Khasra No/ Plot no :- KHASRA NO-1245 village Noor Nagar Ghaziabad Demarcated by its boundaries (28.7081230,77.4316844 of the end points) 30.00 MT. WIDE ROAD to the northeast , Residential plot to the Southwest , Shopping complex to the south east , Shopping complex to the northwest of RAJ NAGAR EXT. , Tehsil - GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY, District - GHAZIABAD, PIN- 201017 admeasuring 339.11sq.mts. area being developed by [M/s BABA CONSTRUCTION Pvt. Ltd]

I/We Rabi Akhtar 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-1245, Village Noor Nagar, RAJNAGAR EXTN GHAZIABAD, Tehsil – Ghaziabad competent/ development authority GHAZIABAD, District- GHAZIABAD, PIN-201001 admeasuring 339.11 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 | We DESIGN 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 199.3 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 estimated actual cost incurred till date 11-07-2025 at Rs 52.44 is calculated (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 work of the building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 128.86 lakh (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 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 181.3L
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	52.44L
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2} / \text{Row 1}) * 100$	28.92%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	128.86
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 $(\text{Row 2} + \text{Row 5}) / (\text{Row 1} + \text{Row 5}) * 100$)	28.92%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



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).	Rs 18 lakh
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 0
3	Work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2} / \text{Row 1}) * 100$	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	Rs 18 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) $(\text{Row 2} + \text{Row 5}) / (\text{Row 1} + \text{Row 5}) * 100$	0%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name : RABI AKHTAR

