

30 June 2025

Engineers Certificate

To

Kalpataru Urbanscape LLP,
101, Kalpataru Synergy
Opp. Grand Hyatt, Santacruz (East)
Mumbai 400055

Subject: Certificate of Cost Incurred for Development of Kalpataru Vista for having 2 building(s)/wing(s) as North Tower and South Tower which is defined as the project [UPRERA Registration Number: UPRERAPRJ14980] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot B 24C in Sector 128 demarcated by its boundaries 28°31'13.65"N 77°21'38.44"E to the North 28°31'9.70"N 77°21'39.12"E to the South 28°31'11.53"N 77°21'40.64"E to the East 28°31'11.57"N 77°21'37.11"E to the taluka Gautam Buddha Nagar District Gautam Buddha Nagar PIN 201304 admeasuring 10920 sq.mts. area being developed by Kalpataru Urbanscape LLP

I, **Viresh Pratap Singh**, have undertaken assignment of certifying Estimated Cost for Kalpataru Vista for having 2 building(s)/wing(s) as North Tower and South Tower situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot. No. 24 C in Sector 128 of taluka Gautam Buddha Nagar District Gautam Buddha Nagar PIN 201304 admeasuring 10920 sq.mts. area being developed by Kalpataru Urbanscape LLP.

1. Following technical professionals are appointed by Owner / Promoter:-
 - a. M/s/Shri/Smt Rajiv Goel (R N Gupta & Associates) as L.S. / Architect
 - b. M/s Optimal Consultancy as Structural Consultant
 - c. M/s Sunil Nayyar as MEP Consultant
2. I/We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s)/Wing(s) of the project. My/Our estimated cost calculations are based on the Drawings/plans made available to me/us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Sanjay Mali, (Quantity Surveyor) appointed by Developer / Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. I/We estimate, Total Estimated Cost of completion of the building(s)/Wing(s) of the aforesaid project under reference as **Rs 4086685562** (Total of Table A and B). 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)/Wing(s) from the Local/Appropriate/Planning Authority(s) under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs.3837610985 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of 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 Local/Appropriate/Planning Authority(s) is estimated at Rs.249074577 (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE - A
Buildings - North tower

SR	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building/wing as on 30.06.2025	₹ 1,43,62,16,644
2	Cost incurred as on 30.06.2025 (based on the Estimated cost)	₹ 1,35,96,21,037
3	Work done in Percentage (as Percentage of the estimated cost)	94.67%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 7,65,95,607
5	Cost Incurred on Additional /Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure A)	₹ 0

TABLE - A
Buildings - South tower

SR	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building/wing as on 30.06.2025	₹ 1,60,10,76,192
2	Cost incurred as on 30.06.2025 (based on the Estimated cost)	₹ 1,50,15,77,980
3	Work done in Percentage (as Percentage of the estimated cost)	93.79%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 9,94,98,212
5	Cost Incurred on Additional /Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure A)	₹ 0

TABLE - B
Internal & External Development works and common amenities

SR	PARTICULARS	AMOUNTS
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2025	₹ 1,04,93,92,725
2	Cost incurred as on 30.06.2025 (based on the Estimated cost)	₹ 97,64,11,967
3	Work done in Percentage (as Percentage of the estimated cost)	93.05%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 7,29,80,758
5	Cost Incurred on Additional /Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure A)	₹ 0

Yours Faithfully



Viresh Pratap Singh

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Not Applicable