

ENGINEER'S CERTIFICATE

FORM-REG2

Subject: Certificate of Percentage of Completion of Construction Work of 3 No. of Building(s) of Tower 1, Tower 2, Tower 3, Club & Commercial of the Project "EKANAM" [UPRERAPRJ510056/09/2025] situated on the Plot no GH-02, Sector - 107, Noida, Demarcated by its boundaries (latitude and longitude of the end points) 28°32'37.7"N 77°22'24.3"E to the North 28°32'26.0"N 77°22'26.7"E to the South 28°32'33.9"N 77°22'31.9"E to the East 28°32'32.3"N 77°22'15.2"E to the West of Tehsil Gautam Budh Nagar Development authority NOIDA District Gautam Budh Nagar PIN 201301 admeasuring 15116 sq.mts. area being developed by Great Value Projects India Limited

I AYUSH GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of 3 No. of Building(s) of Tower 1, Tower 2, Tower 3, Club & Commercial of the Project "EKANAM" [UPRERAPRJ510056/09/2025] situated on the Plot no GH-02, Sector - 107, Noida, tehsil Gautam Budh Nagar development authority NOIDA District Gautam Budh Nagar PIN 201301 admeasuring 15116 sq.mts. area being developed by Great Value Projects India Limited

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 are appointed by owner / Promotor :-

- Shri Amit Kumar as Architect ;
- Shri Majid Hashmi as Structural Consultant
- Shri Varun Jain as MEP Consultant
- Shri Sujahat Hussain 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. **8,87,24,23,000** (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 **31.12.2025** is calculated at Rs. **52,27,00,000** Completion Percentage till date is 5.89% (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 works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. **8,34,97,23,000** (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 **31.12.2025** date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number Tower 1, Tower 2 & Tower 3, Club & Commercial

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. 7,68,21,16,475
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 52,27,00,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	6.80
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 7,15,94,16,475
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	6.80


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TABLE B

Internal & External Development works and common amenities

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	Rs 1,19,03,06,525
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) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1,19,03,06,525
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

AYUSH GUPTA



Signature of Engineer

Name

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