

Date: 12/01/2026

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 1 No. of Building(s)/Block(s) of the 1st Phase of the Project GRACEWORLD situated on the Khasra No/ Plot no :- KHASRA NO- 1265 noornagar Ghaziabad Demarcated by its boundaries (28.10'33.N, 77.43'43.1680 E of the endpoints) 45.00 MT. WIDE ROAD to the NORTH EAST, OTHERS PLOT to the SOUTH EAST, OTHER PLOT TO THE NORTH WEST, OTHERS PLOT SOUTHWEST Tehsil – GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY, District - GHAZIABAD, PIN-201001, admeasuring 1848.38 sq.mts. Area being developed by [GRACE REALTECH DEVELOPERS PRIVATE LIMITED]

I/We_ Rabi Akthar have under taken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the COMMERCIAL Building(s)/Block/Tower (s) of 1st Phase of the Project, situated on the Khasra No/ Plot no -1265 NOORNAGAR RAJ NAGAR EXTENSION, Ghaziabad, Tehsil – Ghaziabad competent/ development authority GHAZIABAD, District - GHAZIABAD, PIN-201001 admeasuring 1848.38 sq.mts area being developed by [GRACE REALTECH DEVELOPERS PRIVATE LIMITED]



This is to certify that I have under taken 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:

- | | | | |
|-------|--------------|---------------------------------|--------------------------|
| (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 | W DESIGN CONSULTANT | as MEP Consultant |
| (iv) | M/s/Shri/Smt | _____ PRADEEPSINGH _____ | 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 Survey or 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.27.5cr. (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 12.01.2026 is calculated at 3.9cr. (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. 23.6cr (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 31.02.2028 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)	Rs24cr
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	3.9cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2/Row 1) *100	16.25%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	20.1
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) (Row 2 + Row 5) / (Row 1 + Row 5) *100	16.25%
(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).	Rs3.5cr
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs0cr
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) $(1-2)$	Rs3.5cr
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)		

Address :- Jamia Nagar Delhi

Aadhar no. :- 416887815626

Pan no. :- BOBpa5391c

Name: RABI AKHTAR

(License No. :- AM1901395)

