



TO,
M/S VAIBLE VERNTURE PRIVATE LIMITED

Subject: Certificate of Cost Incurred for Development Construction Work of Commercial Building /Block/Tower of 1st Phase of the Project "APEX PARK SQUARE "Situated on the Plot No.C-3 A, Sector-16-B, Greater Noida admeasuring 6,916 SQ.MTS. Area being developed By M/s VIABLE VENTURE PRIVATE LIMITED

Ref. :- UP RERA Registration Number UPRERAPRJ16178
Sir,

We have undertaken assignment of Estimated Cost for the subject Real Estate Project to be registered under UP RERA No. UPRERAPRJ16178 , being Commercial Building / Tower / Block of 1st Phase of The Project Situated on the Plot no. C-3A, Sector-16 B, Greater Noida admesuring 6,916 Sq.Mts Area being developed by M/s VIABLE VENTURE PRIVATE LIMITED

1. Following technical professionals are appointed by Owner/Promoter

- | | |
|---|------------------------|
| (A) M/S SPACE DESIGNER INTERNATIONAL | As Architect |
| (B) M/S NNC DESIGN INTERNATIONAL | As Structural designer |
| (C) M/S CONSUMMATE ENGINEERING SERVICES P.LTD | As MEP Consultant |
| (D) Shri SATISH SHARMA | As Project Engineer |

2. We have estimated the cost of the completion of the obtain Occupation Certificate/Completion Certificate, 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 Satish Sharma quantity Surveyor* appointed by the Developer/Engineer, 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 Estimated Cost for completion of the buildings of the aforesaid project under reference as Rs.11180.00 Lacs (Total of Tables A and B) The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the G.N.I.D.A. being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date 30/06/2025 is calculated at Rs. 6911.04 Lacs(Total of 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 G.N.I.D.A.(Planning Authority) is estimated at Rs.4268.96LACS Total of Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the of the date of this certificate is as given in Tables A and B below :

Table A

Building/Wing bearing Number 01 Block /Tower

(To be prepared separately for each Building /Wing of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of registration	Rs 11180.00 Lacs
2	Cost incurred as on Date 30/06/2025 (Based on the Estimated Cost)	Rs6911.04Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost)	61.82%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 4268.96 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs. N/A

Table B

(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	Rs 11180.00 Lacs
2	Cost incurred as on 30/06/2025 (based on the Estimated cost)	Rs6911.04Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	61.82%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 4268.96 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. N/A

Your' Fathfully

Signature of Engineer

Name Maqsud E Nazar

Address G-70, 2nd Floor, Jaswant Plaza, Shaheen Bag, New Delhi-110025

Aadhaar No. 749188209343

PAN NO. AFZPM7459M

Reg.No. AM/089710/0

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer(India)
Registration No. AM/089710/0

NNC DESIGN INTERNATIONAL

CONSULTING ENGINEERS

G-70, 2nd Floor, Jaswant Plaza, Near Kalindi Kunj, Main Sarita Vihar Road, Shaheen Bagh, Okhla, New Delhi-110025

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ENGINEER'S CERTIFICATE

TO,
M/S VAIBLE VERNTURE PRIVATE LIMITED

Subject: Certificate of Cost Incurred for Development Construction Work of Commercial Building /Block/Tower of 1st Phase of the
Ref. :- UP RERA Registration Number UPRERAPRJ16178

Sir,

We have undertaken assignment of Estimated Cost for the subject Real Estate Project to be registered under UP RERA No.

1. Following technical professionals are appointed by Owner/Promoter

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| (A) M/S SPACE DESIGNER INTERNATIONAL | As Architect |
| (B) M/S NNC DESIGN INTERNATIONAL | As Structural designer |
| (C) M/S CONSUMMATE ENGINEERING SERVICES P.LTD | As MEP Consultant |
| (D) Shri SATISH SHARMA | As Project Engineer |

2. We have estimated the cost of the completion of the obtain Occupation Certificate/Completion Certificate, 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 Satish Sharma quantity Surveyor* appointed by the Developer/Engineer, 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 Estimated Cost for completion of the buildings of the aforesaid project under reference as Rs.11180.00 Lacs (Total of Tables A and B) The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the G.N.I.D.A. being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date 30/09/2025 is calculated at Rs. 7631.81 Lacs (Total of 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 G.N.I.D.A. (Planning Authority) is estimated at Rs.3548.19 LACS Total of Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the of the date of this certificate is as given in Tables A and B below :

Table A

Building/Wing bearing Number 01 Block /Tower

(To be prepared separately for each Building /Wing of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of registration	Rs 11180.00 Lacs
2	Cost incurred as on Date 30/09/2025 (Based on the Estimated Cost)	Rs 7631.81 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost)	68.26%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs 3548.19 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	Rs. N/A

Table B

(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	Rs 11180.00 Lacs
2	Cost incurred as on 30/09/2025 (based on the Estimated cost)	Rs 7631.81 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	68.26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 3548.19 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. N/A

Signature of Engineer

Name MAQSUD E NAZAR

Address G-70, 2nd Floor, Jaswant Plaza, Shaheen Bagh, New Delhi-110025

Aadhar No. 7491 8820 9343

PAN No. AFZPM7459M

(License No AM/089710/0 or Authority Institution of Engineers)

MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

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