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ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quaterly Progress Report)

Date:09.01.2026

UPRERAPRJ932494/09/2025

Information as on 31.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project INDRAPRASTHA ELITE ESTATES [UPRERAPRJ932494/09/2025] situated on the PLOTTED DEVELOPMENT AT KHASRA N0.98, 99, 101M, VILLAGE NARAYAN NAGAR URF RAMPUR, LONI, GHAZIABAD, UTTAR PRADESH Competent/ Development authority Ghaziabad Development Authority Tehsil Loni District Ghaziabad PIN 201102 admeasuring-Area as per Documents 39854.87 sq.mts. and after deduction of road widening area **39747.13 Sqmtrs** being developed by -M/S ACCURATE MARK SERVE PVT.LTD

I Ravi Shanker Sharma have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project INDRAPRASTHA ELITE ESTATES [UPRERAPRJ932494/09/2025] ,situated on the PLOTTED DEVELOPMENT AT KHASRA N0.98, 99, 101M, VILLAGE NARAYAN NAGAR URF RAMPUR, LONI, GHAZIABAD, UTTAR PRADESH Competent/ Development authority Ghaziabad Development Authority Tehsil Loni District Ghaziabad PIN 201102 admeasuring-Area as per Documents 39854.87 sq.mts. and after deduction of road widening area 39747.13 Sqmtrs being developed by -M/S ACCURATE MARK SERVE PVT.LTD

1. Following technical professionals were appointed by me for verification /certification of the cost:-

- (i) M/S KGN Architects as Architect ;
- (ii) M/S KGN Architects as Structural Consultant
- (iii) M/S PKV Consulting Engineers (P) Ltd. as MEP Consultant
- (iv) Shri Israr 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 Plotted Development 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 is given in following Table A and Table B:

Table-A

(in Rs. Lac)

Plotting Development							
1	2	3	4	5	6	7	8
S.No.	Tack/ Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in percentage as per Admissible expenditure (Column No.7/ Column No. 3)
1	Excavation	N/A	N/A	N/A	N/A	N/A	N/A

2	Total number of Basement(s) and Plinth	N/A	N/A	N/A	N/A	N/A	N/A
3	Total number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total number of Slabs of Super Structure	N/A	N/A	N/A	N/A	N/A	N/A
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	N/A	N/A	N/A	N/A	N/A	N/A
7	Sanitary Fittings within the Flat/Premises,	N/A	N/A	N/A	N/A	N/A	N/A
8	Electrical Fittings within the Flat/premises	N/A	N/A	N/A	N/A	N/A	N/A
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	N/A	N/A	N/A	N/A	N/A	N/A
10	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Wing, Overhead and Underground Water Tanks	N/A	N/A	N/A	N/A	N/A	N/A
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments etc.	N/A	N/A	N/A	N/A	N/A	N/A
12	Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL	N/A	N/A	N/A	N/A	N/A	N/A

Table-B

(in Rs. Lac)

Cost incurred on Plotting development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S.No.	Internal/ External Development Work (Common Facilities)	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in percentage as per Admissible expenditure (Column No.7/ Column No. 3)
1	Internal Roads & Footpaths	290	0	0	0	0	0
2	Water Supply/ Drinking Water Facilites	85	0	0	0	0	0
3	Sewarage (chamber, lines, Septic Tank, STP)	100	0	0	0	0	0
4	Strom Water Drains	100	0	0	0	0	0
5	Landscaping & Tree Planting	170	0	0	0	0	0
6	Street Lighting	85	0	0	0	0	0
7	Community Buildings-Shop	150	0	0	0	0	0
8	Treatment and disposal of sewage and sullage water/ STP	85	0	0	0	0	0
9	Solid Waste management & Disposal	20	0	0	0	0	0
10	Water conservation, Rain water harvesting	20	0	0	0	0	0
11	Energy management/ Use of Renewable Energy	35	0	0	0	0	0
12	Fire protection and fire safety requirements	N/A	N/A	N/A	N/A	N/A	N/A
13	Electrical sub-station, Control Panel & Meter room,	85	0	0	0	0	0
14	Receiving Station	50	0	0	0	0	0

15	Plan of Development Work	35	0	0	0	0	0
16	Emergency Evacuation Services	N/A	N/A	N/A	N/A	N/A	N/A
17	Common Facilities in Basement	N/A	N/A	N/A	N/A	N/A	N/A
18	Other if any-Boundary Wall, earth filling, and Material	375	194.21	51.79%	194.21	194.21	51.79
	Total	1685	194.21	11.53			

3. We estimate the Total Cost for completion of the project under reference as Rs. 1685.00 lac (Total of column no. 3 in Tables A1, A2... and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till is Rs.194.21 lacs (Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for Plotting development of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, **11.53%** the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully
Ravi Shankar Sharma
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