

Form-REG-2
ENGINEER'S CERTIFICATE (On Letter Head)

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

No...EWOW/Eng/01

Date: 08.01.2026

Information as on -31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project:- Eldeco Whispers of Wonder" Project Registration No-UPRERAPRJ752382/09/2025, situate in Plot no. -GH-01C/1,Sector-22D, Yamuna Expressway Industrial Development, Tehsil Gautam Buddha Nagar, Competent Development Authority-Yamuna Expressway Industrial Development, District: Gautam Buddha Nagar, PIN-201301 admeasuring -20,235 sq.mts. area being developed by Eldeco Sohna Project Limited

I, Minhaj Mohd. Khan have undertaken an assignment as Project Engineer for certifying the amount incurred for the work done on the Project:- Eldeco Whispers of Wonder" Project Registration No-UPRERAPRJ752382/09/2025, situate in Sector-22D, Yamuna Expressway Industrial Development, Tehsil Gautam Buddha Nagar, Competent Development Authority-Yamuna Expressway Industrial Development, District: Gautam Buddha Nagar, PIN-203207 admeasuring -20,235sq.mts. area being developed by Eldeco Sohna Project Limited Promoter Id: (UPRERAPRM377130)

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) M/s ARCOP Associates Pvt. Ltd. as Architect
 - (ii) M/s Steadfast as Structural Consultant
 - (iii) M/s Paradise consultants as MEP Consultant
 - (iv) Shri Sameer Saxena 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/ Building(s)/Wing(s)/Block(s)/Tower(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 is given in following Table A and Table B:

(in Rs Lac)

Table - A							
3 Towers (Cadence, Harmony, Rhythm)		(Cadence, Harmony, Rhythm)					
1	2	3	4	5	6	7	8
S.No	Task / 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	173	-	0%	-	-	0%
2	Total Number of Basement and Plinth	6,388	-	0%	-	-	0%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	24,206	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,	1,298		0%	-	-	0%

8	Electrical Fitting within the Flat/Premises	1,003		0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	177		0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	266		0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	974		0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	236	20	12%	28.32	20.00	8%
	TOTAL	34,720.41	20		28.32	20.00	
(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)							

Table - B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
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	77	NIL	0%	-	0	0%
2	Water Supply/Drinking Water Facilities	142	NIL	0%	-	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	26	NIL	0%	-	0	0%
4	Storm Water Drain	22	NIL	0%	-	0	0%
5	Landscaping & Tree Planting	71	NIL	0%	-	0	0%
6	Street Lighting	71	NIL	0%	-	0	0%
7	Community Buildings		NIL	0%	-	0	
8	Treatment & Disposal of Sewage and Sullage water /STP	207	NIL	0%	-	0	0%
9	Solid Waste Management & Disposal	24	NIL	0%	-	0	0%
10	Water Conservation, Rainwater Harvesting	83	NIL	0%	-	0	0%
11	Energy Management/Use of Renewable Energy	148	NIL	0%	-	0	0%

12	Fire Protection and Fire Safety Requirements	531	NIL	0%	-	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	1,108	NIL	0%	-	0	0%
14	Receiving Station	-	NIL	0%	-	0	0%
15	Plan of Development Works	753	NIL	0%	-	0	0%
16	Emergency Evacuation Services	236	NIL	0%	-	0	0%
17	Common Facilities in Basement HVAC WORK	212	NIL	0%	-	0	0%
18	Others, if any (please specify) CLUB & SWIMMING+Shop +misc	6,786	502	8.0%	543	502	7.4%
19	Boundary wall /barricading	318	130	39%	124	124	39.0%
	TOTAL	10,813.31	632		667	626	

3. We estimate the Total Cost for completion of the project under reference as **Lac- 45534/** (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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 08.12.2025 is **lac 652.20 /** (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/Building/Wing/ Block /Tower 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 each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, 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.


Chartered Engineer
MINHAJ MOHD KHAN
Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No.1586953