

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

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

No.- 03

Date: 31 MARCH 2026

Information as on 31 MARCH 2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project CYBER CITY Project Registration No: UPRERAPRJ184449/10/2025
situate at Plot no- 06 in Sector: Knowledge Park V Tehsil:- DADRI Competent / Development Authority : GREATER NOIDA DEVELOPMENT District GAUTAM
BUDDH NAGAR _PIN:201306- _ admeasuring 24919 sq.mts. area being developed by Promoter's Name, Elegant It Solutions Pvt. Ltd., Promoter Id:
UPRERAPRM361321.

I/We, JITENDAR SINGH, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project: CYBER CITY Project Registration No: UPRERAPRJ184449/10/2025 situate at Plot no- 06 in Sector: Knowledge Park V Tehsil:- DADRI Competent / Development Authority : GREATER NOIDA DEVELOPMENT District GAUTAM BUDDH NAGAR _PIN:201306- _ admeasuring 24919 sq.mts. area being developed by Promoter's Name, Elegant It Solutions Pvt. Ltd., Promoter Id: UPRERAPRM361321.

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

- (i) M/s/Shri/Smt_BIKASH KUMAR SINGH_as Licensed Surveyor / Architect□
- (ii) M/s/Shri/Smt_Y.G. CONSULTING & ENGINEERS LLP _as Structural Consultant
- (iii) M/s/Shri/Smt_PKV CONSULTING ENGINEERS PVT. LTD._as MEP Consultant
- (iv) M/s/Shri/Smt_Aabid Khan_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-1(BLOCK 1)							
BLOCK -1							
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	51.20	43.52	85%	36.99	36.99	85%
2	Total Number of Basement and Plinth	204.80	44.52	22%	9.68	9.68	22%
3	Total Number of Podiums	85.33	0				
4	Stilt Floor	68.27	0				
5	Total Number of Slabs of Super Structure	426.66	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	238.93	0				
7	Sanitary Fittings within the Flat/Premises,	102.40	0				
8	Electrical Fitting within the Flat/Premises	102.40	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	85.33	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	136.53	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.	136.53	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	68.27	0				



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(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

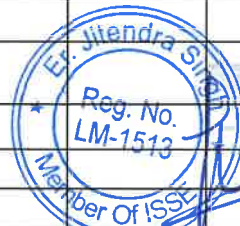
(in Rs Lac)

Table - A-2(BLOCK-2)							
BLOCK -2							
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	51.20	48.64	95%	46.21	46.21	95%
2	Total Number of Basement and Plinth	204.80	51.2	25%	12.80	12.80	25%
3	Total Number of Podiums	85.33	0				
4	Stilt Floor	68.27	0				
5	Total Number of Slabs of Super Structure	426.66	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	238.93	0				
7	Sanitary Fittings within the Flat/Premises,	102.40	0				
8	Electrical Fitting within the Flat/Premises	102.40	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	85.33	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	136.53	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.	136.53	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.	68.27	0				
TOTAL		1706.66	99.84				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

(in Rs Lac)

Table - A-3 (BLOCK-13)							
BLOCK -13							
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	51.20	48.64	95%	46.21	46.21	95%
2	Total Number of Basement and Plinth	204.80	10.24	5%	0.51	0.51	5%
3	Total Number of Podiums	85.33	0				
4	Stilt Floor	68.27	0				
5	Total Number of Slabs of Super Structure	426.66	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	238.93	0				
7	Sanitary Fittings within the Flat/Premises,	102.40	0				
8	Electrical Fitting within the Flat/Premises	102.40	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	85.33	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	136.53	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.	136.53	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.	68.27	0				
TOTAL		1706.65	58.88				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

(in Rs Lac)

Table - A-4 (BLOCK 14)

BLOCK -14							
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	51.20	33.28	65%	21.63	21.63	65%
2	Total Number of Basement and Plinth	204.80	40.96	20%	8.19	8.19	20%
3	Total Number of Podiums	85.33	0				
4	Stilt Floor	68.27	0				
5	Total Number of Slabs of Super Structure	426.66	0				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	238.93	0				
7	Sanitary Fittings within the Flat/Premises,	102.40	0				
8	Electrical Fitting within the Flat/Premises	102.40	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	85.33	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	136.53	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.	136.53	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.	68.27	0				
TOTAL		1706.65	74.24				



(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - A-5 (BLOCK 15)

BLOCK -15							
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	100.45	0	0%			





5	Total Number of Units or Super Structures	837.05		Architecture	Interior Design	Structural Engineer	PMC
6	Internal walls, Internal Plaster, Windows within Flats/Premises, Doors and Windows to each of the Flat/Premises	468.75	0				
7	Sanitary Fittings within the Flat/Premises,	200.89	0				
8	Electrical Fitting within the Flat/Premises	200.89	0				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	167.41	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	267.85	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.	267.85	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.	133.93	0				
	TOTAL	3348.19					

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple 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

1	2	3	4	5	6	7	8 (in Rs Lac)
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	56.20		0%	-	-	
2	Water Supply/Drinking Water Facilities	22.46		0%	-	-	
3	Sewerage (chamber, lines, Septic Tank, STP)	29.09					
4	Storm Water Drain	17.47					
5	Landscaping & Tree Planting	20.04					
6	Street Lighting	11.46					
7	Community Buildings	22.10					
8	Treatment & Disposal of Sewage and Sullage water /STP	17.47					
9	Solid Waste Management & Disposal	8.73					
10	Water Conservation, Rainwater Harvesting	5.81					
11	Energy Management/Use of Renewable Energy	8.74					
12	Fire Protection and Fire Safety Requirements	8.74					
13	Electrical Sub Station, Control Panel & Meter Room	11.46					
14	Receiving Station	5.81					
15	Plan of Development Works	11.46					
16	Emergency Evacuation Services	5.81					
17	Common Facilities in Basement	19.69					
18	Others, if any (please specify)	17.47					
	TOTAL	300.00					

3. We estimate the Total Cost for completion of the project under reference as Rs. 138.38 (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 31 MARCH 2026 is Rs. 3.21 Cr. (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) The percentage of Admissible Cost Incurred till 31.03.2026 for each of the aforesaid project is as per Table-B.

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