

ENGINEER'S CERTIFICATE

Information as on 1st OCT-2025-31st DEC-2025

Subject: Certificate of Amount Incurred for Construction and Development of The Sephyra Project Registration No. UPRERAPRM4497 situate in GH-A4, Sector 25 Jaypee Greens sports City, SDZ Tehsil Sadar Competent/ Development Authority YEIDA District Gautam Budh Nagar PIN 201308 admeasuring 19039 sq.mts. area being developed by Imperia Structures Limited.

I/We **Hamant** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **The Sephyra**, situate on the Khasra No/ Plot no **.GH-A4, Sector 25 Jaypee Greens sports City, SDZ Tehsil Sadar Competent/ Development Authority YEIDA District Gautam Budh Nagar PIN 201308** admeasuring **19039** sq.mts area being developed by **Imperia Structures Limited** Promoter Id **UPRERAPRM4497**

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

- (i) M/s/Shri/Smt _____ **Vikas Agrahari** as Architect
- (ii) M/s/Shri/Smt _____ **V.D. Sharma** as Structural Consultant
- (iii) M/s/Shri/Smt _____ **Chanderpal** as MEP Consultant
- (iv) M/s/Shri/Smt _____ **Hamant** 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:

Table - A							
(in Rs lac)							
Building/Wing/ Block /Tower Number or Name							
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	24.33	-	0%	-	-	0.00%
2	Total Number of Basement and Plinth	599.16	-	0%	-	-	0.00%
3	Total Number of Podiums	135	-	0%	-	-	0.00%
4	Stilt Floor	143.53	-	0%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1227.53	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	348	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	202.272	-	0%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	202.82	-	0%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	42.66	-	0%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	138.98	-	0%	-	-	0.00%
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.	169.8	-	0%	-	-	0.00%
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.	144.342	-	0%	-	-	0.00%
	TOTAL	3378.424	-	0%	-	-	0.00%
Table - B							
Building/Wing/ Block /Tower Number or Name							
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	24.33	-	0%	-	-	0.00%
2	Total Number of Basement and Plinth	599.16	-	0%	-	-	0.00%
3	Total Number of Podiums	135	-	0%	-	-	0.00%
4	Stilt Floor	143.53	-	0%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1227.53	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	348	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	202.272	-	0%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	202.82	-	0%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	42.66	-	0%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	138.98	-	0%	-	-	0.00%
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.	169.8	-	0%	-	-	0.00%



Table - A							
Building/Wing/ Block /Tower Number or Name		B1					
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	24.33	-	0%	-	-	0.00%
2	Total Number of Basement and Plinth	599.16	-	0%	-	-	0.00%
3	Total Number of Podiums	135	-	0%	-	-	0.00%
4	Stilt Floor	143.53	-	0%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1227.53	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	348	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	202.272	-	0%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	202.82	-	0%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	42.66	-	0%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	138.98	-	0%	-	-	0.00%
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.	169.8	-	0%	-	-	0.00%
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,	144.342	-	0%	-	-	0.00%
TOTAL		3378.424	-	0%	-	-	0.00%

Table - A							
Building/Wing/ Block /Tower Number or Name		B2					
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	24.33	-	0%	-	-	0.00%
2	Total Number of Basement and Plinth	599.16	-	0%	-	-	0.00%
3	Total Number of Podiums	135	-	0%	-	-	0.00%
4	Stilt Floor	143.33	-	0%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1616.48	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	458.25	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	266.364	-	0%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	267.09	-	0%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	56.17	-	0%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	183.01	-	0%	-	-	0.00%
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.	222.8	-	0%	-	-	0.00%
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.	190.26	-	0%	-	-	0.00%
TOTAL		4162.244	-	0%	-	-	0.00%



Table - A							
Building/Wing/ Block /Tower Number or Name		B3					
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	24.33	-	0%	-	-	0.00%
2	Total Number of Basement and Plinth	599.16	-	0%	-	-	0.00%
3	Total Number of Podiums	135	-	0%	-	-	0.00%
4	Stilt Floor	143.33	-	0%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1616.48	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	458.25	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	266.364	-	0%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	267.09	-	0%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	56.17	-	0%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	183.01	-	0%	-	-	0.00%
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.	222.8	-	0%	-	-	0.00%
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.	190.26	-	0%	-	-	0.00%
TOTAL		4162.244	-	0%	-	-	0.00%

Table - A							
Building/Wing/ Block /Tower Number or Name		Tower-B4					
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	24.33	-	0%	-	-	0.00%
2	Total Number of Basement and Plinth	599.16	-	0%	-	-	0.00%
3	Total Number of Podiums	135	-	0%	-	-	0.00%
4	Stilt Floor	143.33	-	0%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1616.48	-	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	458.25	-	0%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	266.364	-	0%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	267.09	-	0%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	56.17	-	0%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	183.01	-	0%	-	-	0.00%
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.	222.8	-	0%	-	-	0.00%
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.	190.26	-	0%	-	-	0.00%
TOTAL		4162.244	-	0%	-	-	0.00%



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
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	331	-	0%	-	-	0.00%
2	Water Supply/Drinking Water Facilities	330	-	0%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	331	-	0%	-	-	0.00%
4	Storm Water Drain	80	-	0%	-	-	0.00%
5	Landscaping & Tree Planting	225	-	0%	-	-	0.00%
6	Street Lighting	250	-	0%	-	-	0.00%
7	Community Buildings	420	-	0%	-	-	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	301	-	0%	-	-	0.00%
9	Solid Waste Management & Disposal	150	-	0%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	60	-	0%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	496	-	0%	-	-	0.00%
12	Fire Protection and Fire Safety Requirements	624	-	0%	-	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	121	-	0%	-	-	0.00%
14	Receiving Station	401	-	0%	-	-	0.00%
15	Plan of Development Works	105	-	0%	-	-	0.00%
16	Emergency Evacuation Services	210	-	0%	-	-	0.00%
17	Common Facilities in Basement	210	-	0%	-	-	0.00%
18	Others, if any (Site mobilization, Main Gate, Boundary Wall etc.)	655	57.35	9%	57.35	57.35	8.76%
	TOTAL	5300	57.35	9%	464.05	57.35	1.08%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 287.05Cr.** (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 **31.12.2025** is **Rs.57.35lacs** (Total of column no. 7 in Tables A1, A2... and Table B). The value of total work done in percentage **0.20%**

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.

Yours Faithfully

Signature & Name (**HAMANT**) Engineer
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