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...................

Date: 05.11.2025

Information as on 31.09.2025

Subject: Certificate of Percentage of completion of Construction Work of towers of the Project South X mall UPRERAPRJ 17950 situated on the Plot no C-1 , Ecotech-12 Greater noida Gautam budha nagar,U.P.Demarcated by its boundaries (latitude and longitude of the end points)77272.92-28369.64 ,77 27 5.98-28 3.6 8.88 ,77 27 6.02-28 36 11 .38 ,77 27 6.08-28 36 6.75,77 27 9.20-28 36 8.50 of village Roza Yukubpur Greater Noida Competent/ Development authority Greater noida development authority ,District Gautam budh nagar ,U.P. Pin 201310 admeasuring 12000 sq.mts. of plotarea being developed by Forever Infrabuild india LLP.

I Upesh Sharma have undertaken assignment as project engineer of certifying Percentage of completion of Work at the Project South X Mall situated on the Plot no C-1, Ecotech 12 Gautam budha nagar. UP. competent development authority Greater noida development authority, District Gautam budh nagar UP. adressuring 12000 sq. mts. of plot area being developed by Forever Infrabuild india LLP.

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

(i) Krishanu Rajput as L.S./Architect☐

(ii) Optimum design as Structural Consultant

(iii) Consummate Engineering Services Private Limited as MEP Consultant

(iv) Mr. Vinod Kumar Mishra as 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

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	34200000	34200000	100%	3,42,00,000.00	3,42,00,000.00	100%
2	Total Number of Basement and Plinth	53625000	53625000	100%	5,36,25,000.00	5,36,25,000.00	100%
3	Total Number of Podiums	NA				-	
4	Stilt Floor	NA				-	
5	Total Number of Slabs of Super Structure	833214375	833214375	100%	83,32,14,375.00	83,32,14,375.00	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	696062309.5	243621808.3	80%	55,68,49,847.62	24,36,21,808.33	35%
7	Sanitary Fittings within the Flat/Premises,	2000000	1000000	59%	11,80,000.00	10,00,000.00	50%
8	Electrical Fitting within the Flat/Premises	14,74,43,400.00	4,57,07,454.00	60%	8,84,66,040.00	4,57,07,454.00	31%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			80%	-	-	
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	11,41,90,000.00	2,28,38,000.00	89%	10,16,29,100.00	2,28,38,000.00	20%
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.	9,02,40,328.00	1,80,48,065.60	70%	6,31,68,229.60	1,80,48,065.60	20%
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.	23624587.48	5764399.345	70%	1,65,37,211.24	57,64,399.35	24%
	TOTAL	1,99,46,00,000.00	1,25,80,19,102.28			1,25,80,19,102.28	

(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	3,15,00,000.00	63,00,000.00	82%	2,58,30,000.00	6300000	20%
2	Water Supply/Drinking Water Facilities	2,87,50,000.00	57,50,000.00	80%	2,30,00,000.00	5750000	20%
3	Sewerage (chamber, lines, Septic Tank, STP)	2,25,00,000.00	45,00,000.00	75%	1,68,75,000.00	4500000	20%
4	Storm Water Drain	26750000	6687500	80%	2,14,00,000.00	6687500	25%
5	Landscaping & Tree Planting	11250000	2812500	85%	95,62,500.00	2812500	25%
6	Street Lighting	15500000	7750000	85%	1,31,75,000.00	7750000	50%
7	Community Buildings	NA				0	
8	Treatment & Disposal of Sewage and Sullage water /STP	2,45,00,000.00	1,24,95,000.00	65%	1,59,25,000.00	12495000	51%
9	Solid Waste Management & Disposal	1000000	0	0%	-	0	0%
10	Water Conservation, Rainwater Harvesting	1620000	1312200	81%	13,12,200.00	1312200	81%
11	Energy Management/Use of Renewable Energy	500000	0	0%	-	0	0%
12	Fire Protection and Fire Safety Requirements	6,88,75,000.00	4,13,25,000.00	80%	5,51,00,000.00	41325000	60%
13	Electrical Sub Station, Control Panel & Meter Room	16000000	6400000	40%	64,00,000.00	6400000	40%
14	Receiving Station	9000000	3150000	40%	36,00,000.00	3150000	35%
15	Plan of Development Works				-	0	
16	Emergency Evacuation Services				-	0	
17	Common Facilities in Basement	106455000	26613750	30%	3,19,36,500.00	26613750	25%
18	Others, if any (please specify)						
	TOTAL	36,42,00,000.00	12,50,95,950.00			12,50,95,950.00	

3. We estimate the Total Cost for completion of the project under reference as Rs. 2,35,88,00,000 (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 31.09.2025 is Rs.1383115052.28 (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.

As per Costsheet provided by Company

Signature & Name (IN BLOCK LETTERS) of Engineer [AMIE - 9E9]

Mobile No. ....

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