



## INDIVALE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044

Email : [Indivalueadvisors@gmail.com](mailto:Indivalueadvisors@gmail.com) Mobile +91-7044091174

CIN : U74999DL2021PTC381050

IVAPL/02/06/2026/Smartworld ES Project

Email: RERA@indivalue.org

Date: 04.07.2026

FORM-REG-

### ENGINEER'S CERTIFICATE

Information as on 30th June'2026

Certificate of Amount Incurred for Construction and Development of the Project Smartworld ES at sector 98 Noida Current Development of the Project UPRERA Registration Number UPRERAPRJ300532/12/2025 situated on the Plot H7 Sector 98 Demarcated by its boundaries 77° 21' 23.8977" E+28° 32' 04.7922" N to the South 77° 21' 26.7120" E+28° 32' 08.2358" N to the East 77° 21' 18.4265" E+28° 32' 08.4566" N to the West 28° 32' 11.7866" N+77° 21' 21.0410" E to the North of Tehsil Gautam Budh Nagar, Competent / Development authority Noida Development Authority District Gautam Budh Nagar Pin 201303 admeasuring 24000 Sqmt. area being developed by M/s Blitzbay Developers Private Limited

I, **Er. Raj Kumar Das** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on **Smartworld ES Project**, situate on the Khasra No/Plot no H7 sector 98 of village-NA, tehsil-NA, competent/ development authority- Noida Authority, District- Noida, PIN 201303 admeasuring 24000 sq.mts. area being developed by **M/s Blitzbay Developers Private Limited**

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction for the Real Estate Project mentioned above.

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

- (i) M/s/Shri/Smt **Amit Gupta** as Architect
- (ii) M/s/ Shri/Smt **Nikhil Joshi** as Structural Consultant
- (iii) M/s/Shri/Smt **Avinish Nayyar** as MEP Consultant
- (iv) M/S/Shri/Smt. **Animesh Pramanik** 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)/Wings(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**  
**SMARTWORLD RESIDENCES BY ELIE SAAB TOWER -A**

| 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 6) | Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3) |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1     | Excavation                                                                                                                                                                   | 59.0                 | 59.0                     | 100%                               | 59.0                                                    | 59.0                                             | 100%                                                                                      |
| 2     | Total no. of basement and Plinth                                                                                                                                             | 2,587.4              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 3     | Total Number of Podiums                                                                                                                                                      | -                    | -                        | 0%                                 | -                                                       | -                                                | -                                                                                         |
| 4     | Stilt floor                                                                                                                                                                  | 55.4                 | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 5     | Total number of slabs of super structure                                                                                                                                     | 6,002.3              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 6     | Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises                                                         | 5,016.1              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 7     | Sanitary Fittings within the flats/ premises                                                                                                                                 | 607.8                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 8     | Electrical Fitting within the flats/ premises                                                                                                                                | 938.0                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 9     | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.                                                                                     | 776.2                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 10    | The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks | 766.6                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 11    | Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.               | 2,620.6              | -                        | 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 | 291.2           | -           | 0% | -           | -           | 0% |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                               | <b>19,720.7</b> | <b>59.0</b> |    | <b>59.0</b> | <b>59.0</b> |    |

**SMARTWORLD RESIDENCES BY ELIE SAAB TOWER -B**

| 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 6) | Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3) |
|------|----------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1    | Excavation                                                                                                           | 59.0                 | 59.0                     | 100%                               | 59.0                                                    | 59.0                                             | 100%                                                                                      |
| 2    | Total no. of basement and Plinth                                                                                     | 2,587.4              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 3    | Total Number of Podiums                                                                                              | -                    | -                        | 0%                                 | -                                                       | -                                                | -                                                                                         |
| 4    | Stilt floor                                                                                                          | 55.4                 | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 5    | Total number of slabs of super structure                                                                             | 6,002.3              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 6    | Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises | 5,016.1              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 7    | Sanitary Fittings within the flats/ premises                                                                         | 607.8                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 8    | Electrical Fitting within the flats/ premises                                                                        | 938.0                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 9    | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.                             | 776.2                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |



|              |                                                                                                                                                                                                                                                                                                                                                                              |                 |             |    |             |             |    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|----|-------------|-------------|----|
| 10           | The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks                                                                                                                                                                                                 | 766.6           | -           | 0% | -           | -           | 0% |
| 11           | Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.                                                                                                                                                                                                               | 2,620.6         | -           | 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 | 291.2           | -           | 0% | -           | -           | 0% |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                              | <b>19,720.7</b> | <b>59.0</b> |    | <b>59.0</b> | <b>59.0</b> |    |

**SMARTWORLD RESIDENCES BY ELIE SAAB TOWER -C**

| 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 6 ) | Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3) |
|------|------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1    | Excavation                               | 59.0                 | 29.5                     | 50%                                | 29.5                                                    | 29.5                                              | 50%                                                                                       |
| 2    | Total no. of basement and Plinth         | 2,587.4              | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 3    | Total Number of Podiums                  | -                    | -                        | 0%                                 | -                                                       | -                                                 | -                                                                                         |
| 4    | Stilt floor                              | 55.4                 | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 5    | Total number of slabs of super structure | 6,002.3              | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |





|              |                                                                                                                                                                                                                                                                                                                                                                               |                 |             |    |             |             |    |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|----|-------------|-------------|----|
| 6            | Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises                                                                                                                                                                                                                                                          | 5,016.1         | -           | 0% | -           | -           | 0% |
| 7            | Sanitary Fittings within the flats/ premises                                                                                                                                                                                                                                                                                                                                  | 607.8           | -           | 0% | -           | -           | 0% |
| 8            | Electrical Fitting within the flats/ premises                                                                                                                                                                                                                                                                                                                                 | 938.0           | -           | 0% | -           | -           | 0% |
| 9            | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.                                                                                                                                                                                                                                                                                      | 776.2           | -           | 0% | -           | -           | 0% |
| 10           | The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks                                                                                                                                                                                                  | 766.6           | -           | 0% | -           | -           | 0% |
| 11           | Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.                                                                                                                                                                                                                | 2,620.6         | -           | 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 | 291.2           | -           | 0% | -           | -           | 0% |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                               | <b>19,720.7</b> | <b>29.5</b> |    | <b>29.5</b> | <b>29.5</b> |    |



**SMARTWORLD SUITES BY ELIE SAAB TOWER -D**

| 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 6) | Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3) |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1    | Excavation                                                                                                                                                                   | 186.9                | 74.8                     | 40%                                | 74.8                                                    | 74.8                                             | 40%                                                                                       |
| 2    | Total no. of basement and Plinth                                                                                                                                             | 7,975.9              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 3    | Total Number of Podiums                                                                                                                                                      | -                    | -                        | 0%                                 | -                                                       | -                                                | -                                                                                         |
| 4    | Stilt floor                                                                                                                                                                  | 55.4                 | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 5    | Total number of slabs of super structure                                                                                                                                     | 12,578.0             | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 6    | Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises                                                         | 14,973.4             | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 7    | Sanitary Fittings within the flats/ premises                                                                                                                                 | 1,803.5              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 8    | Electrical Fitting within the flats/ premises                                                                                                                                | 2,374.6              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 9    | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.                                                                                     | 1,650.9              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 10   | The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks | 1,414.5              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 11   | Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.               | 6,014.2              | -                        | 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 | 668.2           | -           | 0% | -           | -           | 0% |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                               | <b>49,695.5</b> | <b>74.8</b> |    | <b>74.8</b> | <b>74.8</b> |    |

**SMARTWORLD LE COURTYARD**

| 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 6) | Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3) |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1    | Excavation                                                                                                                                                                   | 160.2                | 96.1                     | 60%                                | 96.1                                                    | 96.1                                             | 60%                                                                                       |
| 2    | Total no. of basement and Plinth                                                                                                                                             | 6,790.5              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 3    | Total Number of Podiums                                                                                                                                                      | -                    | -                        | 0%                                 | -                                                       | -                                                | -                                                                                         |
| 4    | Stilt floor                                                                                                                                                                  | 55.4                 | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 5    | Total number of slabs of super structure                                                                                                                                     | 9,624.8              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 6    | Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises                                                         | 4,126.5              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 7    | Sanitary Fittings within the flats/ premises                                                                                                                                 | 481.7                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 8    | Electrical Fitting within the flats/ premises                                                                                                                                | 1,244.5              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 9    | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.                                                                                     | 2,035.5              | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |
| 10   | The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks | 967.3                | -                        | 0%                                 | -                                                       | -                                                | 0%                                                                                        |



|              |                                                                                                                                                                                                                                                                                                                                                                               |                 |             |    |             |             |    |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|----|-------------|-------------|----|
| 11           | Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.                                                                                                                                                                                                                | 4,534.0         | -           | 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 | 503.8           | -           | 0% | -           | -           | 0% |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                                                                                               | <b>30,524.2</b> | <b>96.1</b> |    | <b>96.1</b> | <b>96.1</b> |    |

**Table - B**

**Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project**

| 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 6 ) | Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3) |
|------|--------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1    | Internal roads & footpath                              | 1,201.8              | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 2    | Water Supply / Drinking Water Facilities               | 162.4                | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 3    | Sewerage ( chamber, line, septic Tank ,STP)            | 84.4                 | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 4    | Storm Water Drain                                      | 140.7                | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 5    | Landscaping & Tree Planting                            | 860.3                | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 6    | Street Lighting                                        | 67.5                 | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 7    | Community Building s                                   | 4,622.0              | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 8    | Treatment & Disposal of Sewage and Sullage water / STP | 191.5                | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 9    | Solid Waste Management & Disposal                      | 47.9                 | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 10   | Water Conservation , rainwater harvesting              | 47.9                 | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |
| 11   | Energy management / Use of Renewable Energy            | 88.8                 | -                        | 0%                                 | -                                                       | -                                                 | 0%                                                                                        |





|    |                                                     |                 |          |    |          |          |    |
|----|-----------------------------------------------------|-----------------|----------|----|----------|----------|----|
| 12 | Fire Protection and Fire safety Requirements        | 136.7           | -        | 0% | -        | -        | 0% |
| 13 | Electrical Sub Station , Control Panel & Meter Room | 583.3           | -        | 0% | -        | -        | 0% |
| 14 | Receiving station                                   | 64.8            | -        | 0% | -        | -        | 0% |
| 15 | Plan of Development Works                           | 1,075.1         | -        | 0% | -        | -        | 0% |
| 16 | Common Facilities in Basement                       | 828.1           | -        | 0% | -        | -        | 0% |
| 17 | Emergency Evacuation Services                       | 414.2           | -        | 0% | -        | -        | 0% |
| 18 | Others, if any (please specify)                     | -               | -        | 0% | -        | -        | -  |
|    | <b>TOTAL</b>                                        | <b>10,617.4</b> | <b>-</b> |    | <b>-</b> | <b>-</b> |    |

3. We estimate the Total Cost for completion of the project under reference as Rs. 14,99,99,15,594 (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 occupation 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 30th June' 2026 is Rs. 3,18,46,744 (Total of column no. 7 in Table A1.A2.....and Table B).

5. Based on site inspection and estimated cost calculation with respect to each of the Plots/Buildings/Wing/Block/Tower and allied works of the aforesaid Real estate Project, I/We certify as follows,

5.1) As on the date of the certificate, the percentage of Admissible Cost Incurred for each of the buildings/wing/Blocks/Towers of the real Estate Project is as per Table – A1, A2.....

5.2) As on the date of the 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.

Signature of Engineer



**ER. RAJ KUMAR DAS**

Chartered Engineer No. E016544-8

Date: 04.07.2026

Place: Noida