

SLIP-TEC

Engineers, Architecture & Project Manager

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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 04/2026-27

Date: 30/06/2026

Information as on 30th Jun 2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project INDOSAM ICONIC UPRERAPRJ303620/05/2026 situate in Village / Sector-Khasra no./Plot No. GH-05, SECTOR 75 Tehsil_noida. Demarcated by its boundaries (latitude and longitude of the end points)(28°58'04.65"N 77°37'85.02"E to the North, 28° 34'41.78"N 77°22'57.84"E , Tehsil Gautam Budha Nagar, Competent / Development Authority NOIDA, District Gautam Budh Nagar , PIN 201310 admeasuring 4228.77 sq.mts. area being developed by Experion Developers Private Limited and Promoter ID-UPRERAPRM4464

I/We Er. Anil kumar bansal have undertaken assignment as Project Engineer (in independent capacity) for certifying the amount incurred for the work done on the Project INDOSAM ICONIC UPRERAPRJ303620/05/2026 situate in Village / Sector-Khasra no./Plot No. GH-05, SECTOR 75 Tehsil_noida. Demarcated by its boundaries (latitude and longitude of the end points) (28°58'04.65"N 77°37'85.02"E to the North, 28° 34'41.78"N 77°22'57.84"E ,Tehsil Gautam Budha Nagar, Competent / Development Authority NOIDA, District Gautam Budh Nagar , PIN 201310 admeasuring 4228.77 sq.mts. area being developed by Experion Developers Private Limited and Promoter ID-UPRERAPRM4464

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt Ar. Space Designer international as Licensed Surveyor / Architec
- (ii) M/s/Shri/Smt Er.Sanrachna solution LLP as Structural Consultant
- (iii) M/s/Shri/Smt Ar. CESPL PVT LTD as MEP Consultan
- (iv) M/s/Shri/Smt Mohd ashraf 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

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	1920.76	336	65%	336	336	65%
2	Total Number of Basement and Plinth	1127.98					



3	Total Number of Podiums	0.00					
4	Stilt Floor	396.39					
5	Total Number of Slabs of Super Structure	4549.44					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2878.35					
7	Sanitary Fittings within the Flat/Premises,	1585.55					
8	Electrical Fitting within the Flat/Premises	1343.55					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1502.10					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	588.05					
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.	751.05					
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.	175.25					
	TOTAL	16818.46	336		336	336	
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	104					
2	Water Supply/Drinking Water Facilities	100					
3	Sewerage (chamber, lines, Septic Tank, STP)	108					
4	Storm Water Drain	108					
5	Landscaping & Tree Planting	184					
6	Street Lighting	92					
7	Community Buildings	0					
8	Treatment & Disposal of Sewage and Sullage water /STP	100					
9	Solid Waste Management & Disposal	100					
10	Water Conservation, Rainwater Harvesting	100					
11	Energy Management/Use of Renewable Energy	100					
12	Fire Protection and Fire Safety Requirements	100					
13	Electrical Sub Station, Control Panel & Meter Room	376					
14	Receiving Station	0					
15	Plan of Development Works	0					
16	Emergency Evacuation Services	0					
17	Common Facilities in Basement	0					
18	Others, if any (please specify)	0					
	TOTAL	1573					

3. We estimate the Total Project Cost for completion of the project Rs. 22554.5 Lakh and Total Development Cost for completion of the project under reference as Rs. 18391.5 Lakh (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 30th Jun 2026 is Rs.4546.79 Lacs (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.

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