

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 06.04.2026

Subject: Certificate of Percentage of Completion of Construction Work of RESIDENTIAL TOWERS +COMMERCIAL BLOCKS OF THE SECOND PHASE of the project name 58 HIGH STREET UPRERA REGN NO. UPRERAPRJ68355 situated on the Khasra No./ Plot no. 1102, Vill. Noomagar(RAJ NAGAR EXTENSION), GHAZIABAD, UTTARPRADESH.Demarcated by its boundaries

	LATITUDE	LOGITUDE
to the North	28.699989	77.426204
to the East	28.699535	77.426759
to the West	28.699533	77.425766
to the South	28.699060	77.426407

competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY district GHAZIABAD-201017 admeasuring 5376.00sqmtrs. Area being developed by M/s CHARMS INDIA PRIVATE LIMITED-THRU MR. SANJAY SINGHAL

I/We Rabi Akhtar have undertaken assignment as Chartered Engineer for certifying Estimated cost & Expenses incurred on actual site construction work of project of 6 Nos Residential Towers/Blocks of the project name 58 HIGH STREET UPRERA REGN NO. UPRERAPRJ568355 situated on the Khasra No./Plot no.-1055,1056,1099M, Vill. Noomagar (RAJ NAGAR EXTENSION),GHAZIABAD , UTTARPRADESH. competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY district GHAZIABAD-201017 admeasuring 5376.00sqmtrs. Area being developed by [M/s CHARMS INDIA PRIVATE LIMITED]-THRU MR. SANJAY SINGHAL

1. Following technical professionals are appointed by owner / Promotor :-

(i)	M/s/Shri/Smt	R Zest Engineer	as LS /Architect
(ii)	M/s/Shri/Smt	Abha Gupta	as Structural Consultant
(iii)	M/s/Shri/Smt	R Zest Engineer	as MEP Consultant
(iv)	M/s/Shri/Smt	AMIT BALYAN	as Site Supervising Engineer

2. The Project is still going. We have estimated the cost of completion of the civil, MEP and allied works of the buildings of the Project. Our estimated cost calculations are based on the drawings./plans made available to us for the project under review 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.

3 We estimate the Total cost for completion of the project under reference as Rs

4000.00 Lacs

(Total of S.No 1 in Tables A & B) including cost of development of common facilities. The estimated Total Cost of project is with reference to Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the buildings from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4 The estimated actual cost incurred till date is calculated at Rs

3445.07 Lacs

(Total of S.No 2 in Tables A & B). The amount of estimated cost incurred is calculated based on amount of Total Estimated Cost

5 The Balance cost of completion of the Civil, MEP and allied works of the Buildings

of the subject project to obtain Occupancy Certificate/ Completion Certificate from the Competent Authority is estimated at Rs
(Total of S.No 4 in Tables A & B)

554.93 Lacs

6 I certify that the cost of Civil, MEP and allied work for the aforesaid project as completed on the date is given in Tables A & B below



Table A

Building/Wing/ Tower Bearing No _____ or called _____
(to be present separately for each building/wing of the real estate project/ phases. In case of more than one building label as A1, A2

S.No	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the buiding/wing based on original estimate	Rs 3000.00
2	Cost incurred as on date 31.03.2026 (based on estimated cost)	Rs 2945.07
3	Work done in percentage (in percentage of original estimated cost)	98.17%
4	Balance cost to be incurred (based on estimated cost)	Rs 54.93
5	Cost incurred on additional/ extra items (not included in estimated cost)	NA
5	Work done in percentage (as percentage of estimated cost plus additional or extra) (S.No 2 + S.No 5)/(S. No 1 + S. No 5)*100)	98.17%

Table B

Internal & External Development Work and common amenities for Entire Project
(to be prepared for entire registered phase of the real estate project)

S.No	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external developed work including common amenities and facilities (based on original estimate)	Rs 1000.00
2	Cost incurred as on date 31.03.2026 (based on estimated cost)	Rs 500.00
3	Work done in percentage (in percentage of original estimated cost)	50.00%
4	Balance cost to be incurred (based on estimated cost)	Rs 500.00
5	Cost incurred on additional/ extra items (not included in estimated cost)	0
5	Work done in percentage (as percentage of estimated cost plus additional or extra) (S.No 2 + S.No 5)/(S. No 1 + S. No 5)*100)	50.00%

