



BASANTA KUMAR SAHU, FIE
Chartered Engineer (India), Regd. No- F-120468-2

FORM-REG -2
Date: 11/07/26

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Information as on: 30/06/2026

Subject: Certificate of amount incurred for Construction and Development work of 1 No of Tower 4 (2B + G + 15 Floors) of the Project “The Flagship Phase 5” (UPRERA Registration Number– (UPRERAPRJ388326/05/2026) Situated on the Plot no – 01B Sector -140 A, Noida, Competent/ Development authority NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY (NOIDA), GAUTAM BUDDHA NAGAR, admeasuring 3096.10 Sq.mt. out of the total land area of 45202.50 Sq.mt. being developed by IT Infrastructure Park Pvt. Ltd. Promoter ID UPRERAPRM191806.

I, Basanta Kumar Sahu, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done of the Project “The Flagship Phase 5” (UPRERA Registration Number – Applied for) Situated on the Plot no – 01B Sector -140A, Noida, Competent/ Development authority NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY (NOIDA), GAUTAM BUDDHA NAGAR, admeasuring 3096.10 Sq.mt. out of the total land area of 45202.50 Sq.mt. being developed by IT Infrastructure Park Pvt. Ltd. Promoter ID UPRERAPRM191806

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- | | | |
|-------|---------------------------------------|--------------------------|
| (i) | M/s Vastunidhi, Sector 44 | as Architect |
| (ii) | M/s Vintech Consultants | as Structural Consultant |
| (iii) | M/s Prion Consultants Private Limited | as MEP Consultant |
| (iv) | Mr. Bhim Sain | as Site Incharge |

2. The project has started. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(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 B.

Address: C-1004, Mandakini Apartment, Plot-3C, Sector-2, Dwarka, New Delhi, PIN – 110075

Mobile No.: 9999300761, Email: sahubks@hotmail.com

(Rs. in Lakhs)							
Table –A							
Building/Wing/Block/Tower no or Name		Tower 4 – (2B + G + 15 Floors)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	4	4	100%	4	4	100%
2	Total Number of Basement and Plinth	784	784	100%	784	784	100%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	0	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	1707	802	47%	802	802	47%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	1022	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	403	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	994	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	320	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	1376	0	0%	0	0	0%
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.	830	0	0%	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	350	0	0%	0	0	0%

	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.						
	TOTAL	7790	1590	20%	1590	1590	20%

(Rs. in Lakhs)							
Table -B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered projects							
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 7/Column 3
1	Internal Roads & Footpaths	15	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	10	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	10	6	60%	6	6	60%
4	Storm Water Drain	10	0	0%	0	0	0%
5	Landscaping & Tree Planting	15	0	0%	0	0	0%
6	Street Lighting	13	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	15	9	60%	9	9	60%
9	Solid Waste Management & Disposal	15	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	10	2	20%	2	2	20%
11	Energy Management/Use of Renewable Energy	10	0	0%	0	0	0%

12	Fire Protection and Fire Safety Requirements	15	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	15	0	0%	0	0	0%
14	Receiving Station	10	0	0%	0	0	0%
15	Plan of Development Works	17	0	0%	0	0	0%
16	Emergency Evacuation Services	8	0	0%	0	0	0%
17	Common Facilities in Basement	10	0	0%	0	0	0%
18	Others, if any (D-Wall at Boundary)	22	0	0%	0	0	0%
	TOTAL	220	17	8%	17	17	8%

3. We estimate the Total Cost for completion of the project under reference as **Rs. 8,010 Lakhs**

(Total of column no. 3 in Tables A 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **30.06.2026** is **Rs. 1607 Lakhs** (Total of column no. 7 in Tables A 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-A

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 Table B.

Yours Faithfully

Signature of Engineer

Name: BASANTA KUMAR SAHU

Address C-1004, MANDAKINI APARTMENT, PLOT NO-3C,

SECTOR-2, DWARKA, NEW DELHI-10075

PAN No.: AARPS7583F

Aadhar No. 5317 08505101

Chartered Engr. Regd. No. F- 120468-2 Issued by Institution of engineers (India).