

## Er. Nirmal Kishor

Chartered Engineer (Civil), Structural Engineer, IE (India)  
B.Tech in Civil Engineering, IEI (M-1692504)  
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FORM-'REG-II'

### ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date: - 20/01/2025

**Subject:** Certificate of Percentage of Completion of Construction Work of the Project SPECTRUM METRO BLOCK- "A & E" Two No. of Building(s)/Block(s) [UPRERA Registration Number UPRERAPRJ427696] situated on the Khasra No/ Plot no A & B, Sector-75, Noida, U.P. Demarcated by its boundaries (latitude and longitude of the end points) latitude 28°34'46.70"N And longitude 77°22'40.90"E to the North latitude 28°34'30.88"N And longitude 77°22'43.59"E to the South latitude 28°34'41.24"N And longitude 77°22'44.06"E to the East latitude 28°34'40.80"N And longitude 77°22'40.30"E to the West of village SARFRABAD Tehsil GAUTAM BUDH NAGAR Competent/ Development authority NOIDA District GAUTAM BUDH NAGAR PIN 201301 admeasuring 15,402 sq.mts. area being developed by Promoter- "M/s Blue Square Infrastructure LLP"

I **Nirmal Kishor** (Chartered Engineer) have undertaken assignment of certifying Percentage of Completion Work of the three Block (s) of the above Project being developed by the Promoter.

**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 are appointed by Owner/Promoter: -

- (i) M/s. ATWIN as Architect;
- (ii) M/s. OPTIMIZATION CONSULTANTS as Structural Consultant;
- (iii) M/s. V-CONSULTING as MEP Consultant;
- (iv) Shri Gajender Singh as Project Engineer.

2. The project is still ongoing. We have estimated the cost of the construction/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/ information made available to us for the project under reference by the Promoter, Developer 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. 24,473/- Lacs only (Total of S.No. 1 in Tables A and 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 building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated construction cost incurred till date 31/12/2024 is calculated at Rs. 22,025/- Lacs only (Total of S. No. 2 in Tables A and 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 Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 2,448/- Lacs only. (Total of S. No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below:

**NIRMAL**  
**KISHOR**  
cn=NIRMAL  
KISHOR, c=IN,  
o=M-1692504, IEI  
(INDIA),  
ou=CHARTERED  
ENGINEER

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**TABLE - A**  
(For "A & E" UPRERAPRJ427696)

| S.No. | Particulars                                                                                                                                  | Amounts (in Lacs) |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Rs 19,578/-       |
| 2     | Cost incurred as on 31/12/2024 (Based on the actual cost incurred as per records)                                                            | Rs 17,620/-       |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)                                                 | 90.0 %            |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | Rs 1,958/-        |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                     | Rs 0/-            |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5)/(Row 1 + Row 5)*100 )                  | 90.0 %            |

**TABLE - B**  
Internal & External Development works and common amenities for entire project

| S.No. | Particulars                                                                                                                                                                                                           | Amounts (in Lacs) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1     | Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost). | Rs 4,895/-        |
| 2     | Cost incurred as on 31/12/2024 (based on the actual cost incurred as per records)                                                                                                                                     | Rs 4,405/-        |
| 3     | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1 ) *100 )                                                                                                                                 | 90.0 %            |
| 4     | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | Rs 490/-          |
| 5     | Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)                                                                                                                              | Rs 0/-            |
| 6     | Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5)/(Row 1 + Row 5) *100 )                                                                                          | 90.0 %            |

This is Issued on specific request of the promoter M/s Blue Square Infrastructure LLP for UPRERA Compliance & based on information/ drawings made available to us.

Signature of Engineer:

Name: Nirmal Kishor

Aadhar: 480519708900

PAN No: ATKPK3328G

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