



ENGINEER'S CERTIFICATE

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.....

Date: 02.07.2026

Information as on 30.06.2026

Subject: Certificate of Registration for Construction and Development of the Project "Cosmos Corner" situated on Plot No. 7B/GH-01, Siddharth Vihar Vojna, Ghaziabad 201009, Uttar Pradesh demarcated by its boundaries 24 Meter Road to the East, Other Plot to the North and 18 meter wide Road to the South and other Property to the West, Competent Development Authority Uttar Pradesh Awas Evam Vikash Parishad (UPAVP) admeasuring 22582 Sq. Mtr being developed by Cosmos Reit Pvt. Ltd. [Promoter Id - UPRERAPRM460747]

I, Maqsood E Nazar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Cosmos Corner" UPRERA ID - UPRERAPRJ466336/05/2026, situated on the Group Housing Plot No. 7B/GH-01, Siddharth Vihar Vojna, Ghaziabad 201009, Uttar Pradesh Competent/ Development Authority Uttar Pradesh Awas Evam Vikash Parishad (UPAVP) admeasuring 22582 sq.mts area being developed by Cosmos Reit Pvt. Ltd. [Promoter Id - UPRERAPRM460747]

1. Following technical professionals are appointed by Promoter: -

- (i) Mr. Aalhad Pandey as Architect for Studio N Plus U LLP.
- (ii) Mr. Maqsood E Nazar as Structural Consultant for M/s NNC Design International.
- (iii) Mr. Anand Havelia as MEP Consultant for M/s CESPL Consultants Pvt. Ltd.
- (iv) Mr. Mohan S Bhardwaj as Site Incharge.

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the 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 - A1							
Building/Wing/ Block /Tower Number or Name		Balabhadra					
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	126.67	0	0	0	0	-
2	Total Number of Basement and Plinth	1500	0	0	0	0	-
3	Total Number of Podiums	-					-
4	Stilt Floor	1466.67	0	0	0	0	-
5	Total Number of Slabs of Super Structure	9500	0	0	0	0	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	966.67	0	0	0	0	-
7	Sanitary Fittings within the Flat/Premises,	1160	0	0	0	0	-
8	Electrical Fitting within the Flat/Premises	1290	0	0	0	0	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	966.67	0	0	0	0	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1000.67	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.	1050	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 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.	81.25	0	0	0	0	-
TOTAL		19108.6					

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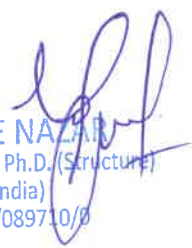
e-mail : nnc_consultants@hotmail.com, nnc.mail7@gmail.com, website : www.nncdesigninternational.com

Table - A2							
Building/Wing/ Block /Tower Number or Name		Subhadra					
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	Expenditure computed as	Admissible expenditure	Value of Work done in Percentage as per
1	Excavation	126.67	0	0	0	0	-
2	Total Number of Basement and Plinth	1500	0	0	0	0	-
3	Total Number of Podiums	-					-
4	Stilt Floor	1466.67	0	0	0	0	-
5	Total Number of Slabs of Super Structure	9500	0	0	0	0	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	966.67	0	0	0	0	-
7	Sanitary Fittings within the Flat/Premises,	1160	0	0	0	0	-
8	Electrical Fitting within the Flat/Premises	1290	0	0	0	0	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	966.67	0	0	0	0	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1000.67	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.	1050	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 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.	81.25	0	0	0	0	-
TOTAL		19108.6					

Table - A3							
Building/Wing/ Block /Tower Number or Name		Jagannath					
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	Expenditure computed as	Admissible expenditure	Value of Work done in Percentage as per
1	Excavation	126.67	0	0	0	0	-
2	Total Number of Basement and Plinth	1500	0	0	0	0	-
3	Total Number of Podiums	-					-
4	Stilt Floor	1466.67	0	0	0	0	-
5	Total Number of Slabs of Super Structure	9500	0	0	0	0	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	966.67	0	0	0	0	-
7	Sanitary Fittings within the Flat/Premises,	1160	0	0	0	0	-
8	Electrical Fitting within the Flat/Premises	1290	0	0	0	0	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	966.67	0	0	0	0	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1000.67	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.	1050	0	0	0	0	-

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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.	81.25	0	0	0	0	-
TOTAL		19108.6					
Table - A4							
Building/Wing/ Block /Tower Number or Name		Commercial					
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	70	0	0	0	0	-
2	Total Number of Basement and Plinth	100	0	0	0	0	-
3	Total Number of Podiums	-					-
4	Stilt Floor	200	0	0	0	0	-
5	Total Number of Slabs of Super Structure	1500	0	0	0	0	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100	0	0	0	0	-
7	Sanitary Fittings within the Flat/Premises,	20	0	0	0	0	-
8	Electrical Fitting within the Flat/Premises	40	0	0	0	0	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	200	0	0	0	0	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	150	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.	100	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 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.	81.25	0	0	0	0	-
TOTAL		2561.25					


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(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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	300	0	0	0	0	-
2	Water Supply/Drinking Water Facilities	250	0	0	0	0	-
3	Sewerage (chamber, lines, Septic Tank, STP)	280	0	0	0	0	-
4	Storm Water Drain	320	0	0	0	0	-
5	Landscaping & Tree Planting	290	0	0	0	0	-
6	Street Lighting	310	0	0	0	0	-
7	Community Buildings	275	0	0	0	0	-
8	Treatment & Disposal of Sewage and Sullage water /STP	325	0	0	0	0	-
9	Solid Waste Management & Disposal	280	0	0	0	0	-
10	Water Conservation, Rainwater Harvesting	310	0	0	0	0	-
11	Energy Management/Use of Renewable Energy	50	0	0	0	0	-
12	Fire Protection and Fire Safety Requirements	380	0	0	0	0	-
13	Electrical Sub Station, Control Panel & Meter Room	500	0	0	0	0	-
14	Receiving Station	100	0	0	0	0	-
15	Plan of Development Works	20	0	0	0	0	-
16	Emergency Evacuation Services	50	0	0	0	0	-
17	Common Facilities in Basement	500	0	0	0	0	-
18	Others, if any (please specify)	600	0	0	0	0	-
	TOTAL	5140					

3. We estimate the Total Cost for completion of the project under reference as Rs.650,27,41,939 (Total of column no. 3 in Tables A1, A2, A3, A4 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 30.06.2026 is Rs. NIL. (Total of column no. 7 in Tables A1, A2, A3, A4 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, A3, A4.

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.

Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No. 9818033181
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