



Piyush Kumar Gupta

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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of 4 No. of Building(s)/ Block A,B,C & D of the **Phase-I of the Project "Grandthum"** UPRERA Registration Number **UPRERAPRJ585534** situated on the Plot no. 7 Demarcated by its boundaries (latitude and longitude of the end points) 28°35'13.2"N 77°26'39.87"E to the North 28°35'00.74"N 77°26'29.98"E to the South 28°35'06.87"N 77°26'44.17"E to the East 28°35'05.71"N 77°26'26.73"E to the West of Sector Tech Zone-4, Greater Noida Tehsil Gautam Buddha Nagar Competent/ Development Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201301 admeasuring 7410.73 sq.mts. area being developed by **A.L.SOFTWEB Pvt. Ltd.**

I PIYUSH KUMAR GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the 4 No. of Building(s)/ Block A,B,C & D of the **Phase-I of the Project "Grandthum"** situated on the Plot no. 7 of Sector Tech Zone-4, Greater Noida Tehsil Gautam Buddha Nagar Competent/ Development Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201301 admeasuring 7410.73 sq.mts. area being developed by **A.L.SOFTWEB Pvt. Ltd.**

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 were consulted by me for verification /for certification of the cost:

(i) M/s ACPL Design Ltd. as Architect

(ii) Mr.Pankish Goel (M/s Technical Projects Consultants) as Structural Consultant

(iii) Mr. C.P. Vidyadharan (M/s CP Vidya & Associates) as Plumbing & Fire Fighting Consultant, Mr. Nafees Qureshi (M/s Paradise Consultants) as Electrical Consultant , Mr. Pramod Dhir (M/s Dew Point) as HVAC Consultant

(iv) Shri Raghvendra sharma as General Manager - Projects

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) 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.

Note:- As comforted by client that the parking of this registration is provided in MLCP block (Half). So Estimate and cost incurred added in this phase and revised certificate issued accordingly.

As inform by Client that drawing are under process of revised sanction by paying purchasable FAR fee and same will be applied for modification in existing RERA registration. So the Certificate is issued accordingly.

3. we estimate (revised) the Total Cost for completion of the project under reference **₹1,68,40,13,635** (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 cost incurred till date **30-09-2025** is calculated at **₹1,47,06,32,229** Percentage completion till date :- **87.33%** (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 **₹21,33,81,406** (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 on the **30-09-2025** date is as given in Tables A and B below

Table A

Building/Wing/Tower bearing Number Block A,B,C & D

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	₹ 1,24,87,05,617
2	Cost incurred as on Date	₹ 1,11,94,06,584
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	89.65%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 12,92,99,033
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	89.65%

**TABLE B**

Internal & External Development works and common amenities

Sr. No.	Particulars	Amounts
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.	₹ 43,53,08,018
2	Cost incurred as on	₹ 35,12,25,645
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	80.68%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 8,40,82,373
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	80.68%

Signature of Engineer

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