

Er. Ravi Shanker Sharma

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FORM-R

ENGINEER'S CERTIFICATE

Date: 14.01.2026

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

Subject: Certificate of Percentage of Completion of Construction Work of 4 No. of Block -A,B,C & D "Ozone Classic" of the Project [UPRERAPRJ663959] situated on the Khasra No 823 & 826 Village Noor Nagar & Khasra No. 843,842,839,840,841,834,835 & 838 Village Sadeek Nagar Ghaziabad. Demarcated by its boundaries (latitude and longitude of the end points) 28°41'49.34" N 77°25'52.44"E to the North 28°41'43.52" N 77°26'0.31"E to the South 28°41'47.52" N 77°26'2.03"E to the East 28°41'48.60" N 77°25'49.91"E to the West of village Noor & Sadeek Nagar Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 21523 sq.mts.(Conformed by clint) area being developed by M/S Anthum Yash Kirti Infracity Pvt. Ltd. (Consortium)

I Ravi Shanker Sharma have undertaken assignment as Engineer for certifying Percentage of Completion of Construction Work of 4 No. of Block - A,B,C & D "Ozone Classic" of the Project [UPRERAPRJ663959] situated on the Khasra No 823 & 826 Village Noor Nagar & Khasra No. 843,842,839,840,841,834,835 & 838 Village Sadeek Nagar Ghaziabad. Demarcated by its boundaries (latitude and longitude of the end points) 28°41'49.34" N 77°25'52.44"E to the North 28°41'43.52" N 77°26'0.31"E to the South 28°41'47.52" N 77°26'2.03"E to the East 28°41'48.60" N 77°25'49.91"E to the West of village Noor & Sadeek Nagar Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 21523 sq.mts.(Conformed by clint) area being developed by M/S Anthum Yash Kirti Infracity Pvt. Ltd. (Consortium)

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 / Promotor :-

- (i) Mr. Anuj Agarwal as Architect ;
- (ii) Mr. V.D.Sharma C/O Optimum Design Pvt.Ltd. as Structural Consultant
- (iii) M/s Consummate Engineering Services Pvt. Ltd. as MEP Consultant
- (iv) Shri Shatish Kumar Sharma as Site Superv

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.

3. We estimate the Total Cost for completion of the project under reference as Rs.1637049615.00(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 actual cost incurred till date 31.12.2025 is calculated at Rs.1170795077.50 (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.466254537.50 (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 till date is as given in Tables A and B below :

Table A

Tower bearing Number -Tower-A,B,C,D,E,F,G,H,I,J & COMMUNITY

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1449665615
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1149708006
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	79.31
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	299957609.5
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)	79.31
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.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 (based on the original Estimated Cost).	187384000
2	Cost incurred as on (based on the actual cost incurred as per records) Advance payment for electrical load sanction	21087072
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	11.25
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	166296928
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)	11.25
(Enclose separate sheet for the cost calculations)		

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