

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 10/01/2026

Subject : Certificate of Percentage of Completion of Construction Work of SPRING HOMES 4 No. of Building(s)/Block(s) of the one Phase of the Project situated on the Plot no SC-01/GH-08, Demarcated by its boundaries (latitude and longitude of the end points) to the North 28°34'35.65N 77°25'47.13 E, village- Bisrakh Tehsil- Dadri Competent/ Development authority G. Noida District Gautam Buddh Nagar PIN-201306 admeasuring 10,000 sq.mts. area being developed by Clover Probuild (P) Ltd.

I/We Gian P Mathur & Associates Pvt . Ltd. have undertaken assignment as Architect of certifying Percentage of Completion Work of the SPRING HOMES Building(s) 4Nos.Tower (s) of Single Phase of the Project, situated on the Plot no - SC-01/GH-08 of village-Bisrakh Tehsil : Dadri competent/ development authority Greater Noida District- Gautam Buddh Nagar PIN 201306 admeasuring 10,000 sq.mts. area being developed by Clover Probuild (P) Ltd.

1. Following technical professionals are appointed by owner / Promoter :-
 - (i) M/s Gian P Mathur Associates Pvt. Ltd. as Architect ;
 - (ii) M/s Rishi Mathur as Structural Consultant
 - (iii) M/s Consummate Engineering Services (P) Ltd. as MEP Consultant
 - (iv) M/s Mr.Akhilesh Singh as Site Supervisor
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. 140 crores. (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.



GIAN P. MATHUR & ASSOCIATES (P) LTD.

C-28, East Of Kailash, New Delhi- 110065

T: 46599599 | F: 46599512

E: info@gpmindia.com | W: www.gpmindia.com

4. The estimated actual cost incurred till date 31/12/2025 is calculated at

Rs. 129.95 Crores. (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. (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 31/12/2025 date is as given in Tables A and B below :

Table A
Tower 1 or called Tower A

(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 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 30.00 Crores
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 30 Crores
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 0 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



Tower 2 or called Tower B

(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 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 30.00 Crores
2	Cost incurred as on_(based on the actual cost incurred as per records)	Rs 30 Crores
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 0 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Tower 3 or called Tower C

(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 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 35 Crores
2	Cost incurred as on_(based on the actual cost incurred as per records)	Rs 30.10 Crores



3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	86%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 4.90 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	86%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Tower 4 or called Tower D

(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 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 28.00 Crores
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 24.90 Crores
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	88.93 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 3.10 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	88.93%
(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).	Rs 17.00 Crores
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 14.95 crores
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	87.94%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 2.05 Crores
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	87.94%
(Enclose separate sheet for the cost calculations)		

Yours faithfully,

For Gian P Mathur & Associates Pvt. Ltd.

Name : Rishi Mathur, Project Engineer
Address : C-55, East of Kailash
New Delhi - 110065

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)