

SLIP-TEC

Engineers, Architecture & project Manager

E-mail: sliptec95@gmail.com

Mob. 8076601965

GST NO: 09AEHFS0854B1Z5

Basement, C-39, Sector-15

Vasundhara Ghaziabad

UP India-201012

Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 07-07-2026

Information as on 30-06-2026

Subject: Certificate of Percentage of Completion of Construction Work of 4 Nos of Buildings (Tower- PB1,PB-2,PB-3,PB-4) JAY PEE GREENS PEBBLE COURT of Building(s)/ Sector - 128, Noida (LFD - I) Block(s) of the Project [UPRERA Registration Number-UPRERAPRJ2623] situated on the Khasra No/ Plot no B-26 Demarcated by its boundaries (latitude and longitude of the end points) 28>31'40" to the North 28>31'20" to the South 77>21'14" to the East 77>21'58" Sector-128 Tehsil Gautam Budh Nagar , Competent/ Development authority N.O.I.D.A.District Gautam Budh Nagar PIN 201304 admeasuring 11102 sq.mts. area being developed by JayPee Infratech Limited.

I/We Er. Anil Kumar Bansal have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 4 Nos of Buildings (Tower- PB1,PB-2,PB-3,PB-4) JAY PEE GREENS PEBBLE COURT Building(s)/ Sector - 128, Noida (LFD - I) Block/ Tower (s) of phase III Phase of the Project, situated on the Khasra No/ Plot no B-26 of Sector-128 Tehsil Gautam Budh Nagar competent/ development authority N.O.I.D.A. District Gautam Budh Nagar PIN 201304 admeasuring 11102 sq.mts. area being developed by JayPee Infratech Limited

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- M/s/Shri/Smt Ar. Anshul Bansalas Licensed Surveyor / Architect
- M/s/Shri/Smt Er. Anil Kumar Bansalas Structural Consultant
- M/s/Shri/Smt Ar. Anshul Bansalas MEP Consultant
- M/s/Shri/Smt Akhilesh kumar 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 Plotted Development/ 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 - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
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	453.40	453.40	100.00%	453.40	453.40	100.00%
2	Total Number of Basement and Plinth	1209.07	1209.07	100.00%	1209.07	1,209.07	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	755.67	755.67	100.00%	755.67	755.67	100.00%
5	Total Number of Slabs of Super Structure	3173.81	3173.81	100.00%	3173.81	3,173.81	100.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1964.74	1264.74	64.37%	1264.74	1,264.74	64.37%
7	Sanitary Fittings within the Flat/Premises,	604.53	100.00	16.54%	100.00	100.00	16.54%

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8	Electrical Fitting within the Flat/Premises	604.53	100.00	16.54%	100.00	100.00	16.54%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	755.67	606.55	80.27%	606.55	606.55	80.27%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	906.80	502.93	55.46%	502.93	502.93	55.46%
10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	755.67	705.67	93.38%	705.67	705.67	93.38%
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.	302.27	252.27	83.46%	252.27	252.27	83.46%
	TOTAL	11486.16	9124.10				

(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

1	2	3	4	5	6	7	8 (in Rs Lac)
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	302.27	0.00	0.00%	0.00	-	0.00%
2	Water Supply/Drinking Water Facilities	226.70	0.00	0.00%	0.00	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	377.83	200.00	52.93%	200.00	200.00	52.93%
4	Storm Water Drain	151.13	0.00	0.00%	0.00	-	0.00%
5	Landscaping & Tree Planting	226.70	0.00	0.00%	0.00	-	0.00%
6	Street Lighting	151.13	0.00	0.00%	0.00	-	0.00%
7	Community Buildings	151.13	0.00	0.00%	0.00	-	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	302.27	0.00	0.00%	0.00	-	0.00%
9	Solid Waste Management & Disposal	151.13	0.00	0.00%	0.00	-	0.00%
10	Water Conservation, Rainwater Harvesting	151.13	0.00	0.00%	0.00	-	0.00%
11	Energy Management/Use of Renewable Energy	151.13	0.00	0.00%	0.00	-	0.00%

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12	Fire Protection and Fire Safety Requirements	302.27	0.00	0.00%	0.00	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	302.27	0.00	0.00%	0.00	-	0.00%
14	Receiving Station	151.13	0.00	0.00%	0.00	-	0.00%
15	Plan of Development Works	151.13	0.00	0.00%	0.00	-	0.00%
16	Emergency Evacuation Services	75.57	0.00	0.00%	0.00	-	0.00%
17	Common Facilities in Basement	151.13	0.00	0.00%	0.00	-	0.00%
18	Others, if any (please specify)	151.13	0.00	0.00%	0.00	-	0.00%
	TOTAL	3627.21	200.00				

3. We estimate the Total Project Cost for completion of the project Rs. 15479.68 Lakh and Total Development Cost for completion of the project under reference as Rs.15113.37 Lakh (Total of column no. 3 in Tables A1, A2..... 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. 9324.10 lac (Total of column no. 7 in Tables A1, A2..... 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.....

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.

Yours Faithfully

ANIL KUMAR BANSAL

Mobile No. 9810074705

Email ID



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