

ENGINEER'S CERTIFICATE

13.04.2026

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

Subject: Certificate of Percentage of Completion of Construction Work of ASHOK MEDICAL CITY No. of Building(s)/Block(s) of the Third Phase of the Project [UPRERA Registration Number-UPRERAPRJ253818] situated on the Khasra No/ Plot no. -141 m. Demarcated by its boundaries (latitude and longitude of the end points) 25'28'47 to the North 78'35'43.3 to the east to the village MERI Tehsil JHANSI Competent/ Development authority JHANSI DEVELOPMENT AUTHORITY District JHANSI PIN-284128 admeasuring 18,881.22 sq.mts. area being developed by M/s ASHOK INFRAPROPERTIES PVT LIMITED.

I/We S.P. ATERKAR have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the ASHOK MEDICAL CITY Building(s)/Block/ Tower (s) of Final Phase of the Project, situated on the Khasra No/ Plot no.-141M of village MERI tehsil JHANSI competent/ development authority JHANSI DEVELOPMENT AUTHORITY District JHANSI PIN-284128 admeasuring 18,881.22 sq.mts. area being developed by M/s ASHOK INFRAPROPERTIES PVT LIMITED.

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/Shri/Smt ANUPAM NAYAK as Architect
- (ii) M/s/Shri/Smt S.P. ATERKAR as Structural Consultant
- (iii) M/s/Shri/Smt SHUDHANSHU AGARWAL as MEP Consultant
- (iv) M/s/Shri/Smt A P MOHANTA as Site Supervisor

2. The project is completed 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 estimated the Total Cost for completion of the project under reference as Rs.544.86 Lakh (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. Percentage completion of the total project 100 % including all cost

4. The estimated actual cost incurred till date 31.03.2026 is calculated at Rs.179.57 lakh (Total of S. No. 2 in Tables A and B & C). 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.365.29 lakh (Total of S.No. 4 in Tables A and B & C).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date 31.03.2026

Table A

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases.

S.No.	Particulars	Amounts(in lakh)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	0.00
2	Cost incurred as on Date-31.03.2026 (Based on the actual cost incurred as per records)	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 +	0.00
(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(in lakh)
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).	544.86
2	Cost incurred as on 31.03.2026 (based on the actual cost incurred as per records)	179.57
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	32.96%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	365.29
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)	32.96%
(Enclose separate sheet for the cost calculations)		

S. P. ATERKAR

B.E. (Civil), F.I.E. (F-011114/3)

Chartered Engineer

Authorised Structural Engineer

Reg. No. DoH-UK/G-1/ASE-6/2015

146, Solanipuram, ROORKEE-247 667

Signature of Engineer

Name S.P. ATERKAR
Address H.NO.-146, SOLANI PURAM, ROORKEE, HARIDWAR
Aadhar No. 866413562969
PAN No. ADUPA373P