

FORM-R

"AMENDMENT"

DATE 31.03.2026

ENGINEER'S CERTIFICATE

(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 "Capitol Avenue" No. of Building(s)/ 1 Block(s) UPRERAPRJ665479 of the the Project Anand Habitat Infrastructure Private Limited situated on the Plot No A-37,38, Sector-62, Noida Demarcated by its boundaries (latitude and longitude of the end points) 28, 37, 33.60 N to the North to the South 72, 22, 15.54 to the East to the West of District Gautam Budh Nagar Competent/ Development Noida authority District Gautam Budh Nagar PIN 201301 admeasuring 40000.00 Sq.mts. area being developed by Anand Habitat Infrastructure Private Limited.

I/We G.S Hiranwal C/o M/s YG Consulting & Engineers LLP have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Capitol Avenue Building(s)/ 1 Block/ Tower (s) of the Project, situated on the Plot No A-37,38, Sector-62, Noida of District Gautam Budh Nagar competent/

development authority Noida District Gautam Budh Nagar PIN 201301 admeasuring 40000.0 sq.mts. area being developed by Anand Habitat Infrastructure Private 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:

- M/s/Shri/Smt Holistics Urban Innovations Pvt Ltd as Architect
- M/s/Shri/Smt Engineering Solution as Structural Consultant
- M/s/Shri/Smt Panesha Technologies Pvt Ltd as MEP Consultant
- M/s/Shri/Smt Mr. S.P Gupta as Site Head

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. 269.98* 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.

4. The estimated actual cost incurred till 31-03-2026 79.31% is calculated at **Rs. 214.12 Crore** (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. 55.86* Crores** (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 31-03-2026 date is as given in Tables A and B below :

Building/Wing/or called Block 1

(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	Amount(In Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2,07,05,71,330.08
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1,86,96,34,197.18
3	Value of Work done in Percentage (as Percentage of the estimated cost) (2*100/1)	90.30%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	20,09,37,132.90
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (100*(2+5)/(1+5))	

(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 Rs)
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).	62,92,36,836.92
2	Cost incurred as on (based on the actual cost incurred as per records)	27,15,88,547.80
3	Work done in Percentage (as Percentage of the estimated cost) (2*100/1)	43.16%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	35,76,48,289.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)*100)/(1+5)	

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Name Dr. G.S Hiranwal

Address A-242, New Friends Colony, New Delhi-110025

PAN No. AMKPC2367C

(License No: AM-186967-4 of Authority: Institution of Engineers, India)

Annexure A

(which were not part of the original Estimate of Total Cost)

Nil

Head Office:

A-242, New Friends Colony, New Delhi-110025

Mob.: +91-9650989219, 9650777819

E-mail: info@ygconsultingengineer.com Web.:

www.ygconsultingengineer.com

GSTIN: 07AACFY6414E1ZA



Branch Office: T17, 3rd Floor, Aditya City Center,

Vaibhavkhand, Indrapuram, Ghaziabad (U.P) –201014

+91-9650989219 Tel.: 0120-4090883

Email: gshiranwal@ygconsultingengineer.com

Web.: www.ygconsultingengineer.com