



INDIVALE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/12/062025/ANTARA NOIDA PHASE 1
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ENGINEER'S CERTIFICATE

FORM-REG-2

Subject:- Certificate of Percentage of Completion of Construction Work of 3 No. Buildings/ Residence-1,2 &3 Block(s) of the Antara Noida Phase 1 of the Project UPRERA Registration Number Antara Noida Phase-1 UPRERAPRJ745377 situated on the Plot no SC01/B1 Sector 150 Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°25'46.7"N 77°28'56.68"E to the North 28°25'37.85"N 77°28'59.15"E to the South 28°25'41.38"N 77°29'03.26"E to the East 28°25'43.03"N 77°28'52.82"E to the West of Tehsil Dadri Competent/ Development authority Noida Development Authority District Gautam Buddha Nagar Pin 201310 admeasuring 16513 sq.mts. area being developed by M/s. Contend Builders Private Limited.

I **Er.Raj Kumar Das** have undertaken assignment as Consultant Chartered Engineer for certifying Percentage of Completion Work of the Antara Noida Phase 1 of the Project situated on the Plot no SC01/B1 Sector 150 Noida, Tehsil Dadri. Competent/ Development authority Noida Development Authority District Gautam Buddha Nagar PIN 201310, admeasuring 16513 sqm. area being developed by M/s. **Contend Builders 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:
 - (i) M/s Design Forum International as Architect
 - (ii) M/s BMSF Design Consultants as Structural Consultant
 - (iii) M/s Paradise Consultants & Kanwar Krishen Associates as MEP Consultant
 - (iv) M/S. Cushman & Wakefield India Pvt. Ltd. as Project Management Consultant
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the buildings 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 ₹408,07,09,363 (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 30.06.2025 is calculated Rs 3,48,03,75,617/-, Percentage completion till date 85.28% (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on the amount of Total Estimated Cost.



5. The Balance cost of Completion of the Civil, MEP and Allied works of the buildings of the subject project to obtain Occupation Certificate / Completion Certificate from the Competent Authority is estimated ₹ 60,03,33,747/- (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 30.06.2025 date is as given in Tables A and B below:

Building/Wing/Tower bearing Number

Residence-1,2 & 3 Antara Noida Phase 1

Table A

S.N o.	Particulars	Amounts (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	3,58,80,16,095
2	Cost incurred as on Date	3,04,72,76,733
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84.92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	54,07,39,362
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	84.92%

TABLE B

Internal & External Development works and common amenities

S.N o.	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).	₹49,26,93,268
2	Cost incurred as on	₹ 43,30,98,884
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / (Row1) *100)	87.90%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 5,95,94,384
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)	87.90%

Signature of Engineer



Name-**Er. RAJ KUMAR DAS**

Chartered Engineer No. F/016544-8

Date 07.07.2025

Place: Noida