

## 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: 06/04/2026

INFORMATION AS ON 31.03.2026

SUBJECT: CERTIFICATE OF AMOUNT INCURRED FOR CONSTRUCTION AND DEVELOPMENT OF THE PROJECT EROS SAMPOORNAM-2 PROJECT REGISTRATION NO PRJ301564 SITUATE ON THE KHASRA NO/PLOT NO.GH-01 SECTOR-2 TEHSIL DADRI COMPETENT / DEVELOPMENT AUTHORITY GNIDA DISTRICT GAUTAM BUDH NAGAR PIN 201305 ADMEASURING 13534 SQ.MTS. AREA BEING DEVELOPED BY [AJAY ENTERPRISES PVT. LTD.]

I/We Er. Sanjeev Kumar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project EROS SAMPOORNAM-2 Project Id(UPRERAPRJ301564), situate on the Khasra No/ Plot no \_GH01 of village Patwari Tehsil Dadri Competent/ Development Authority GNIDA District Gautam Budh Nagar PIN 201305 admeasuring 13534 sq.mts area being developed by M/s Ajay Enterprises , Promoter's Id UPRERAPRM68534

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

- (i) M/s/Shri/Sm NATIONAL ARCHITECTS & ENGINEERS as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt MANISH COSULTANTS as Structural Consultant
- (iii) M/s/Shri/Sm CONSUMMATE ENGINEERING SERVICES (P) LTD. as MEP Consultant
- (iv) M/s/Shri/S DHARMENDER KUMAR 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:

3. We estimate the Total Cost for completion of the project under reference as Rs. 200.48 CR. (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 31.03.2026 IS RS. 189.23 CR. (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

Signature &amp; Name (IN BLOCK LETTERS) of Engineer

Mobile No. ....

8585950983

*Sanjeev*  
SANJEEV KUMAR

Er. Sanjeev Kumar  
637, Krishna Nagar, Ghaziabad

**Table A (Eros Sampooranam - 2)**

Building / Wing/ Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_

(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)

| S. No. | Particulars                                                                                                                                  | Unit | Towers |       |       |       |       |       |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------|------|--------|-------|-------|-------|-------|-------|
|        |                                                                                                                                              |      | Y 15   | B 4   | G 7   | A 3   | H 3   | Y12   |
| 1      | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | Lacs | 1,888  | 2,593 | 3,733 | 2,979 | 2,022 | 1,884 |
| 2      | Cost incurred as on Date *Based on the actual cost incurred as per records)                                                                  | Lacs | 1,846  | 2,520 | 3,602 | 2,886 | 1,977 | 1,842 |
| 3      | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) * 100)                                               | %    | 97.79  | 97.20 | 96.51 | 96.85 | 97.76 | 97.79 |
| 4      | Balance Cost to be incurred ( Based on Estimated Cost ) (1-2)                                                                                | Lacs | 42     | 73    | 130   | 94    | 45    | 42    |
| 5      | Cost incurred on Additional / Extra items not included in the Estimated Cost (Annexure A)                                                    | Lacs |        |       |       |       |       |       |
| 6      | Work done in percentage ( as percentage of Estimated Cost plus additional / Extra items ( Row 2 + Row 5) / ( Row 1 + Row 5) * 100)           | %    |        |       |       |       |       |       |

( Enclosed separate sheets for the cost calculations for each unit / building or tower)

Signature of Engineer : *Sanjeev*  
 Name :- *Sanjeev Kumar*  
 Address :- *637, Krishna Nagar, Ghaziabad*  
 Aadhar No.:- *5816 5829 0675*  
 PAN No.:- *CDAPK5191 G*

**Er. Sanjeev Kumar**  
 637, Krishna Nagar, Ghaziabad

(in Rs Lac)

Table - A4

| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | TOWER -Y-15          |                          |                                    |                                                         |                                                         |                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                                                                                    | 0.58                 | 0.58                     | 100%                               | 0.58                                                    | 0.58                                                    | 100                                                                                         |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 61.37                | 61.37                    | 100%                               | 61.37                                                   | 61.37                                                   | 100                                                                                         |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 71.2                 | 71.20                    | 100%                               | 71.20                                                   | 71.20                                                   | 100                                                                                         |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 85.6                 | 85.60                    | 100%                               | 85.60                                                   | 85.60                                                   | 100                                                                                         |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 614                  | 614.00                   | 100%                               | 614.00                                                  | 614.00                                                  | 100                                                                                         |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 634                  | 602.5375                 | 95%                                | 602.54                                                  | 602.54                                                  | 95                                                                                          |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 26                   | 23.92                    | 92%                                | 23.92                                                   | 23.92                                                   | 92                                                                                          |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 27                   | 25.38                    | 94%                                | 25.38                                                   | 25.38                                                   | 94                                                                                          |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 87                   | 85.26                    | 98%                                | 85.26                                                   | 85.26                                                   | 98                                                                                          |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 87                   | 85.26                    | 98%                                | 85.26                                                   | 85.26                                                   | 98                                                                                          |
| 11                                         | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.                                                                                                                                                                                                       | 61                   | 59.78                    | 98%                                | 59.78                                                   | 59.78                                                   | 98                                                                                          |
| 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. | 61                   | 61                       | 100%                               | 61.00                                                   | 61.00                                                   | 100                                                                                         |
|                                            | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                  | 1816                 | 1775.89                  |                                    | 1775.89                                                 |                                                         |                                                                                             |
|                                            | Labor cess                                                                                                                                                                                                                                                                                                                                                                    | 16                   | 16                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | Project Overhead                                                                                                                                                                                                                                                                                                                                                              | 56                   | 55                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | <b>G TOTAL (in Lacs)</b>                                                                                                                                                                                                                                                                                                                                                      | 1888                 | 1846                     |                                    |                                                         |                                                         |                                                                                             |

(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.....)

Signature &amp; Name (IN BLOCK LETTERS) of Engineer

Mobile No. 8-585950983

Email ID

SKumar.civil 03@gmail.com

Sanjeev

SANJEEV

KUMAR

Sanjeev Kumar

637, Krishna Nagar, Ghaziabad

(in Rs Lac)

| Table - A3                                 |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                    |                                                         |                                                         |                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | TOWER -B-4           |                          |                                    |                                                         |                                                         |                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                    | 1.22                 | 1.22                     | 100%                               | 1.22                                                    | 1.22                                                    | 100                                                                                         |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 114.5                | 114.50                   | 100%                               | 114.50                                                  | 114.50                                                  | 100                                                                                         |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 57.5                 | 57.50                    | 100%                               | 57.50                                                   | 57.50                                                   | 100                                                                                         |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 56.5                 | 56.50                    | 100%                               | 56.50                                                   | 56.50                                                   | 100                                                                                         |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 900                  | 900.00                   | 100%                               | 900.00                                                  | 900.00                                                  | 100                                                                                         |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 952.28               | 895.14                   | 94%                                | 895.14                                                  | 895.14                                                  | 94                                                                                          |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 30.5                 | 28.975                   | 95%                                | 28.98                                                   | 28.98                                                   | 95                                                                                          |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 33.5                 | 31.825                   | 95%                                | 31.83                                                   | 31.83                                                   | 95                                                                                          |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 102                  | 96.9                     | 95%                                | 96.90                                                   | 96.90                                                   | 95                                                                                          |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 102                  | 98.94                    | 97%                                | 98.94                                                   | 98.94                                                   | 97                                                                                          |
| 11                                         | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.                                                                                                                                                                                                       | 71.5                 | 70.07                    | 98%                                | 70.07                                                   | 70.07                                                   | 98                                                                                          |
| 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. | 71.5                 | 71.5                     | 100%                               | 71.50                                                   | 71.50                                                   | 100                                                                                         |
|                                            | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                  | 2493                 | 2423.07                  |                                    | 2423.07                                                 |                                                         |                                                                                             |
|                                            | Labor cess                                                                                                                                                                                                                                                                                                                                                                    | 22                   | 21                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | Project Overhead                                                                                                                                                                                                                                                                                                                                                              | 78                   | 76                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | <b>G TOTAL (in Lacs)</b>                                                                                                                                                                                                                                                                                                                                                      | 2593                 | 2520                     |                                    |                                                         |                                                         |                                                                                             |

(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.....)

Signature &amp; Name (IN BLOCK LETTERS) of Engineer

Mobile No. 8585950983

Email ID

SANJEEV KUMAR

Er. Sanjeev Kumar

skumarz.civil 03 @ gmail.com 637, Krishna Nagar, Ghaziabad

(in Rs Lac)

Table - A2

| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | TOWER -G-7           |                          |                                    |                                                         |                                                         |                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                                                                                    | 1.49                 | 1.49                     | 100%                               | 1.49                                                    | 1.49                                                    | 100                                                                                         |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 110                  | 110                      | 100%                               | 110.00                                                  | 110.00                                                  | 100                                                                                         |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 75                   | 75                       | 100%                               | 75.00                                                   | 75.00                                                   | 100                                                                                         |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 55                   | 55                       | 100%                               | 55.00                                                   | 55.00                                                   | 100                                                                                         |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 1452                 | 1451.84                  | 100%                               | 1,451.84                                                | 1,451.84                                                | 100                                                                                         |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 1339.67              | 1232.50                  | 92%                                | 1,232.50                                                | 1,232.50                                                | 92                                                                                          |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 41.7                 | 38.364                   | 92%                                | 38.36                                                   | 38.36                                                   | 92                                                                                          |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 41.7                 | 39.615                   | 95%                                | 39.62                                                   | 39.62                                                   | 95                                                                                          |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 139                  | 136.22                   | 98%                                | 136.22                                                  | 136.22                                                  | 98                                                                                          |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 139                  | 132.05                   | 95%                                | 132.05                                                  | 132.05                                                  | 95                                                                                          |
| 11                                         | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.                                                                                                                                                                                                       | 97.3                 | 94.381                   | 97%                                | 94.38                                                   | 94.38                                                   | 97                                                                                          |
| 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. | 97.3                 | 97.3                     | 100%                               | 97.30                                                   | 97.30                                                   | 100                                                                                         |
|                                            | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                  | 3589                 | 3463.76                  |                                    | 3463.76                                                 | 3463.76                                                 |                                                                                             |
|                                            | Labor cess                                                                                                                                                                                                                                                                                                                                                                    | 32                   | 30                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | Project Overhead                                                                                                                                                                                                                                                                                                                                                              | 112                  | 108                      |                                    |                                                         |                                                         |                                                                                             |
|                                            | <b>G TOTAL (in Lacs)</b>                                                                                                                                                                                                                                                                                                                                                      | 3733                 | 3602                     |                                    |                                                         |                                                         |                                                                                             |

(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.....)

Signature &amp; Name (IN BLOCK LETTERS) of Engineer

Mobile No. ....8585950983

Email ID .....

SKumar. Civil 03 @ gmail.com

Er. Sanjeev Kumar  
637, Krishna Nagar, Ghaziabad

| Table - A1                                 |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                    |                                                         |                                                         |                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | TOWER -A3            |                          |                                    |                                                         |                                                         |                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                    | 1.15                 | 1.15                     | 100%                               | 1.15                                                    | 1.15                                                    | 100                                                                                         |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 102.00               | 102.00                   | 100%                               | 102.00                                                  | 102.00                                                  | 100                                                                                         |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 65.00                | 65.00                    | 100%                               | 65.00                                                   | 65.00                                                   | 100                                                                                         |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 55.00                | 55.00                    | 100%                               | 55.00                                                   | 55.00                                                   | 100                                                                                         |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 1055.35              | 1055.35                  | 100%                               | 1,055.35                                                | 1,055.35                                                | 100                                                                                         |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 1092.50              | 1016.025                 | 93%                                | 1,016.03                                                | 1,016.03                                                | 93                                                                                          |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 37.05                | 35.20                    | 95%                                | 35.20                                                   | 35.20                                                   | 95                                                                                          |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 37.05                | 35.57                    | 96%                                | 35.57                                                   | 35.57                                                   | 96                                                                                          |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 123.5                | 121.03                   | 98%                                | 121.03                                                  | 121.03                                                  | 98                                                                                          |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 123.5                | 117.325                  | 95%                                | 117.33                                                  | 117.33                                                  | 95                                                                                          |
| 11                                         | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.                                                                                                                                                                                                       | 86.45                | 84.721                   | 98%                                | 84.72                                                   | 84.72                                                   | 98                                                                                          |
| 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. | 86.45                | 86.45                    | 100%                               | 86.45                                                   | 86.45                                                   | 100                                                                                         |
| <b>TOTAL</b>                               |                                                                                                                                                                                                                                                                                                                                                                               | 2865                 | 2774.82                  |                                    | 2,774.82                                                | 2,774.82                                                |                                                                                             |
| Labor cess                                 |                                                                                                                                                                                                                                                                                                                                                                               | 25                   | 24                       |                                    |                                                         |                                                         |                                                                                             |
| Project Overhead                           |                                                                                                                                                                                                                                                                                                                                                                               | 89                   | 86                       |                                    |                                                         |                                                         |                                                                                             |
| <b>G TOTAL (in Lacs)</b>                   |                                                                                                                                                                                                                                                                                                                                                                               | 2979                 | 2886                     |                                    |                                                         |                                                         |                                                                                             |

(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.....)

*Sanjeev*

Signature & Name (IN BLOCK LETTERS) of Engineer **Sanjeev Kumar**  
 Mobile No. .... **8525950983**  
 Email ID ..... **skumar\_civil\_03@gmail.com**

**Er. Sanjeev Kumar**  
**337, Krishna Nagar, Ghaziabad**

(in Rs Lac)

| Table - A6                                 |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                    |                                                         |                                                         |                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               | TOWER -H-3           |                          |                                    |                                                         |                                                         |                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                    | 1                    | 0.546                    | 100%                               | 0.55                                                    | 0.55                                                    | 100                                                                                         |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 72                   | 72.00                    | 100%                               | 72.00                                                   | 72.00                                                   | 100                                                                                         |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 85                   | 85.00                    | 100%                               | 85.00                                                   | 85.00                                                   | 100                                                                                         |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 95                   | 95.00                    | 100%                               | 95.00                                                   | 95.00                                                   | 100                                                                                         |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 632                  | 632.46                   | 100%                               | 632.46                                                  | 632.46                                                  | 100                                                                                         |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 685                  | 650.75                   | 95%                                | 650.75                                                  | 650.75                                                  | 95                                                                                          |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 28.13                | 25.88                    | 92%                                | 25.88                                                   | 25.88                                                   | 92                                                                                          |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 28.12                | 26.99                    | 96%                                | 26.99                                                   | 26.99                                                   | 96                                                                                          |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 93.75                | 90.94                    | 97%                                | 90.94                                                   | 90.94                                                   | 97                                                                                          |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 93.75                | 91.875                   | 98%                                | 91.88                                                   | 91.88                                                   | 98                                                                                          |
| 11                                         | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.                                                                                                                                                                                                       | 65.625               | 64.3125                  | 98%                                | 64.31                                                   | 64.31                                                   | 98                                                                                          |
| 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. | 65.625               | 65.625                   | 100%                               | 65.63                                                   | 65.63                                                   | 100                                                                                         |
| TOTAL                                      |                                                                                                                                                                                                                                                                                                                                                                               | 1945                 | 1901.38                  |                                    | 1901.38                                                 |                                                         |                                                                                             |
| Labor cess                                 |                                                                                                                                                                                                                                                                                                                                                                               | 17                   | 17                       |                                    |                                                         |                                                         |                                                                                             |
| Project Overhead                           |                                                                                                                                                                                                                                                                                                                                                                               | 60                   | 59                       |                                    |                                                         |                                                         |                                                                                             |
| G TOTAL (in Lacs)                          |                                                                                                                                                                                                                                                                                                                                                                               | 2022                 | 1977                     |                                    |                                                         |                                                         |                                                                                             |

(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.....)

Signature &amp; Name (IN BLOCK LETTERS) of Engineer

Mobile No. ....8585950983

Email ID .....

Sanjeev

SANJEEV KUMAR

Er. Sanjeev Kumar  
877, Krishna Nagar, Ghaziabad

skumar.civil 03@gmail.com

(in Rs Lac)

| Table - A5                                 |                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |                                    |                                                         |                                                         |                                                                                             |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                              | TOWER -Y-12          |                          |                                    |                                                         |                                                         |                                                                                             |
| 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                                                                                                                                                                                                                                                                                                                                                                   | 1                    | 0.58                     | 100%                               | 0.58                                                    | 0.58                                                    | 100                                                                                         |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                          | 61                   | 61.37                    | 100%                               | 61.37                                                   | 61.37                                                   | 100                                                                                         |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                      | 71                   | 71.20                    | 100%                               | 71.20                                                   | 71.20                                                   | 100                                                                                         |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                  | 85                   | 85.00                    | 100%                               | 85.00                                                   | 85.00                                                   | 100                                                                                         |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                     | 600                  | 600.00                   | 100%                               | 600.00                                                  | 600.00                                                  | 100                                                                                         |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                            | 645                  | 612.75                   | 95%                                | 612.75                                                  | 612.75                                                  | 95                                                                                          |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                  | 26                   | 24.18                    | 93%                                | 24.18                                                   | 24.18                                                   | 93                                                                                          |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                  | 26                   | 24.70                    | 95%                                | 24.70                                                   | 24.70                                                   | 95                                                                                          |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                      | 43.5                 | 42.63                    | 98%                                | 42.63                                                   | 42.63                                                   | 98                                                                                          |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                    | 130.35               | 127.743                  | 98%                                | 127.74                                                  | 127.74                                                  | 98                                                                                          |
| 11                                         | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.                                                                                                                                                                                                      | 61.5                 | 60.27                    | 98%                                | 60.27                                                   | 60.27                                                   | 98                                                                                          |
| 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. | 61.5                 | 61.5                     | 100%                               | 61.50                                                   | 61.50                                                   | 100                                                                                         |
|                                            | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                 | 1812                 | 1771.92                  |                                    | 1771.92                                                 | 1771.92                                                 |                                                                                             |
|                                            | Labor cess                                                                                                                                                                                                                                                                                                                                                                   | 16                   | 16                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | Project Overhead                                                                                                                                                                                                                                                                                                                                                             | 56                   | 55                       |                                    |                                                         |                                                         |                                                                                             |
|                                            | <b>G TOTAL (in Lacs)</b>                                                                                                                                                                                                                                                                                                                                                     | 1884                 | 1842                     |                                    |                                                         |                                                         |                                                                                             |

(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.....)

*Sanjeev*

Signature & Name (IN BLOCK LETTERS) of Engineer **Er. Sanjeev Kumar**  
 Mobile No. .... **8585950983** **337, Krishna Nagar, Ghaziabad**  
 Email ID ..... **SKumar.civil 03@gmail.com**

Table B

## Internal &amp; External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

| S. No.                                              | Particulars                                                                                                                                                                                                           | Amount (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). | 4949             |
| 2                                                   | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | 3802             |
| 3                                                   | Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)                                                                                                                                  | 77%              |
| 4                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 1147             |
| 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)                                                                                       |                  |
| (Enclosed separate sheet for the cost calculations) |                                                                                                                                                                                                                       |                  |

Signature of Engineer **Sanjeev Er. Sanjeev Kumar**  
 Name :- **Sanjeev Kumar** 637, Krishna Nagar, Ghaziabad  
 Address :- **637, Krishna Nagar, Ghaziabad**  
 Aadhar No.:- **5816 5829 0675**  
 PAN No.:- **CGAPK 5191G**

## Annexure A

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

| Table - B1                                                                                                               |                                                        |                      |                          |                                    |                                                         |                                                         |                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------|--------------------------|------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project |                                                        |                      |                          |                                    |                                                         |                                                         |                                                                                              |
|                                                                                                                          |                                                        |                      |                          |                                    |                                                         |                                                         | (in Rs Lac)                                                                                  |
| 1                                                                                                                        | 2                                                      | 3                    | 4                        | 5                                  | 6                                                       | 7                                                       | 8                                                                                            |
| 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                             | 196.49               | 186.67                   | 95%                                | 186.67                                                  | 186.67                                                  | 95                                                                                           |
| 2                                                                                                                        | Water Supply/Drinking Water Facilities                 | 57.38                | 40.16                    | 70%                                | 40.16                                                   | 40.16                                                   | 70                                                                                           |
| 3                                                                                                                        | Sewerage (chamber, lines, Septic Tank, STP)            | 114.75               | 68.85                    | 60%                                | 68.85                                                   | 68.85                                                   | 60                                                                                           |
| 4                                                                                                                        | Storm Water Drain                                      | 114.75               | 68.85                    | 60%                                | 68.85                                                   | 68.85                                                   | 60                                                                                           |
| 5                                                                                                                        | Landscaping & Tree Planting                            | 573.77               | 516.40                   | 90%                                | 516.40                                                  | 516.40                                                  | 90                                                                                           |
| 6                                                                                                                        | Street Lighting                                        | 286.89               | 286.89                   | 100%                               | 286.89                                                  | 286.89                                                  | 100                                                                                          |
| 7                                                                                                                        | Community Buildings                                    |                      |                          |                                    | -                                                       | 0.00                                                    |                                                                                              |
| 8                                                                                                                        | Treatment & Disposal of Sewage and Sullage water /STP  | 57.38                | 45.90                    | 80%                                | 45.90                                                   | 45.90                                                   | 80                                                                                           |
| 9                                                                                                                        | Solid Waste Management & Disposal                      | 114.75               | 91.80                    | 80%                                | 91.80                                                   | 91.80                                                   | 80                                                                                           |
| 10                                                                                                                       | Water Conservation, Rainwater Harvesting               | 172.13               | 163.53                   | 95%                                | 163.53                                                  | 163.53                                                  | 95                                                                                           |
| 11                                                                                                                       | Energy Management/Use of Renewable Energy              | 143.44               | 129.00                   | 90%                                | 129.00                                                  | 129.00                                                  | 90                                                                                           |
| 12                                                                                                                       | Fire Protection and Fire Safety Requirements           | 114.75               | 112.46                   | 98%                                | 112.46                                                  | 112.46                                                  | 98                                                                                           |
| 13                                                                                                                       | Electrical Sub Station, Control Panel & Meter Room     | 459.02               | 449.84                   | 98%                                | 449.84                                                  | 449.84                                                  | 98                                                                                           |
| 14                                                                                                                       | Receiving Station                                      | 229.51               | 183.61                   | 80%                                | 183.61                                                  | 183.61                                                  | 80                                                                                           |
| 15                                                                                                                       | Plan of Development Works                              | 688.53               | 674.76                   | 98%                                | 674.76                                                  | 674.76                                                  | 98                                                                                           |
| 16                                                                                                                       | Emergency Evacuation Services                          | 401.64               | 200.82                   | 50%                                | 200.82                                                  | 200.82                                                  | 50                                                                                           |
| 17                                                                                                                       | Common Facilities in Basement                          | 459.02               | 91.80                    | 20%                                | 91.80                                                   | 91.80                                                   | 20                                                                                           |
| 18                                                                                                                       | Others, if any (please specify)                        | 573.77               | 344.26                   | 60%                                | 344.26                                                  | 344.26                                                  | 60                                                                                           |
|                                                                                                                          | <b>TOTAL</b>                                           | <b>4758.00</b>       | <b>3655.6</b>            |                                    | <b>3655.6</b>                                           | <b>3655.6</b>                                           |                                                                                              |
|                                                                                                                          | Labor cess                                             | 42                   | 32                       |                                    |                                                         |                                                         |                                                                                              |
|                                                                                                                          | Project Overhead                                       | 149                  | 114                      |                                    |                                                         |                                                         |                                                                                              |
|                                                                                                                          | <b>G TOTAL (in Lacs)</b>                               | <b>4949</b>          | <b>3802</b>              |                                    |                                                         |                                                         |                                                                                              |

SIGNATURE & NAME (IN BLOCK LETTERS) OF ENGINEER  
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SANJEEV KUMAR

Er. Sanjeev Kumar

637, Krishna Nagar, Ghaziabad