



DATE: 31-12-2025

FORM - R

ENGINEER'S CERTIFICATE

Subject : Certificate of Percentage of Completion of Construction Work of HITAISHI HEIGHTS PROJECT [UPRERA Registration NO. UPRERAPRJ774804] situated on the Khasra No 103,104 VILLAGE MAKARMATPUR, SIKROD, GHAZIABAD (UP) Demarcated by its boundaries (latitude and longitude of the end points) 28°42' 35.48" N 77°25'26.26"E to the North 28°42'29.6"77°25'29.11"E to the South 28°42'31.79"N77°25'31.39"E to the East 28°42'32.81"N77°25'23.90"E to the West of village SIKROD Tehsil GHAZIABAD Competent/ Development authority GDA District GHAZIABAD PIN 201001 admeasuring 2310 sq.mts. area being developed by [DEV LANDCON PVT. LTD.]

I Bhupander kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Hitaishi height Building Tower (s) of Hitaishi Height Phase of the Project, situated on the Khasra No. 103,104, of village MAKARMATPUR, SIKHROD tehsil GHAZIABAD competent/ development authority GDA District GHAZIABAD PIN 201001 admeasuring 2310 sq.mts. area being developed by DEV LANDCON PVT. LTD.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification for certification of the cost:

- I. MR. PUSHP KUMAR as Architect
- II. DR. PADAM KUMAR as structure consultant
- III. ER. DPS RAWAT as MEP Consultant
- IV. ER. KAILASHPATI MISHRA as Site Supervisor

For Structure Concept
Bhupander Kumar (SE)
M.Tech (SE) B.Tech (Civil)
LIC No.- SE/0477

Bhupander Kumar
31/12/2025

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate the Total Cost for completion of the project under reference as ₹ 191700306 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred till date 31-12-2025 is calculated at ₹ 10,92,69,173 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at ₹ 82431133 ,(Total of S.No. 4 in Tables A and B).
6. . I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 24/06/2026 date is as given in Tables A and B below :

TABLE – A

Building/Wing/Tower bearing Number HITAISHI HEIGHTS PROJECT SINGLE TOWER.

S.NO.	PARTICULAR	AMOUNT
1.	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹191700306
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹109269173
3.	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	57%
4.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹82431133
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹70
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	57%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

S.NO.	PARTICULAR	AMOUNT
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).	₹25050000
2.	Cost incurred as on (based on the actual cost incurred as per records)	₹70
3.	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹70
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹70
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	57%
(Enclose separate sheet for the cost calculations)		

For Structure Concept
Bhupander Kumar (SE)
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Signature of Engineer

Name ER. Bhupander Kumar

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