

SLIP-TEC

Engineers, Architecture & project Manager

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Basement, C-39, Sector-15

Vasundhara Ghaziabad

UP India-201012

GST NO: 09AEHFS0854B1Z5

Form-REG-2

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: 07-07-2026

Information as on 30-06-2026

Subject: Certificate of Percentage of Completion of Construction Work of 19 No. of Building(s) (Towers KM - 4, 5, 10, 19, 20, 21, 22, 23, 24, 25, 26, 35, 36, 37, 43, 44, 45, 46, 47) JAY PEE GREENS KOSMOS-A of Buildings/Pocket B - 35 to 38 Sector - 134, Noida (LFD - I) of the Project [UPRERA Registration Number UPRERAPRJ3853] situated on the Khasra No/ Plot no B 35-38 Demarcated by its boundaries (latitude and longitude of the end points) 28°30'42" to the North 28°30'03" to the South 77°23'02" to the East 77°22'40" of Village Rohillapur Tehsil DADRI Competent/ Development authority N.O.I.D.A. District Gautam Budh Nagar PIN 201304 admeasuring 73579 sq.mts. area being developed by JayPee Infratech Limited.

I/We Er. Anil Kumar Bansal have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 19 No. of Building(s) (Towers KM - 4, 5, 10, 19, 20, 21, 22, 23, 24, 25, 26, 35, 36, 37, 43, 44, 45, 46, 47) JAY PEE GREENS KOSMOS-A of Buildings/Pocket B - 35 to 38 Sector - 134, Noida (LFD - I) , situated on the Khasra No/ Plot no B35-38 of village Rohillapur tehsil Dadri competent/ development authority N.O.I.D.A. District Gautam Budh Nagar PIN 201304 admeasuring 73579 sq.mts. area being developed by JayPee Infratech Limited.

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

- (i) M/s/Shri/Smt Ar. Anshul Bansalas Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt Er. Anil Kumar Bansalas Structural Consultant
- (iii) M/s/Shri/Smt Ar. Anshul Bansalas MEP Consultant
- (iv) M/s/Shri/Smt Akhilesh kumar Singh 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:

(in Rs Lakh)

Table - A

Building/Wing/ Block /Tower Number or Name							
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	2310.39	2310.39	100.00%	2310.39	2,310.39	100.00%
2	Total Number of Basement and Plinth	6161.04	6161.04	100.00%	6161.04	6,161.04	100.00%
3	Total Number of Podiums	NA	NA	NA	NAN	NA	NA
4	Stilt Floor	3850.65	3850.65	100.00%	3850.65	3,850.65	100.00%
5	Total Number of Slabs of Super Structure	16172.73	16172.73	100.00%	16172.73	16,172.73	100.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10011.69	10011.69	100.00%	10011.69	10,011.69	100.00%

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7	Sanitary Fittings within the Flat/Premises,	3080.52	2084.97	67.68%	2084.97	2,084.97	67.68%
8	Electrical Fitting within the Flat/Premises	3080.52	3080.52	100.00%	3080.52	3,080.52	100.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	3850.65	3850.65	100.00%	3850.65	3,850.65	100.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	4620.78	3708.53	80.26%	3708.53	3,708.53	80.26%
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.	3850.65	2790.83	72.48%	2790.83	2,790.83	72.48%
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.	1540.26	1540.26	100.00%	1540.26	1,540.26	100.00%
	TOTAL	58529.88	55562.26		55562.26	55562.26	

(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.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lakh)
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-2	Expenditure computed as per REG-2 (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	1540.26	1540.26	100.00%	1540.26	1,540.26	100.00%
2	Water Supply/Drinking Water Facilities	1155.20	1155.20	100.00%	1155.20	1,155.20	100.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	1925.33	1925.33	100.00%	1925.33	1,925.33	100.00%
4	Storm Water Drain	770.13	770.13	100.00%	770.13	770.13	100.00%
5	Landscaping & Tree Planting	1155.20	1155.20	100.00%	1155.20	1,155.20	100.00%
6	Street Lighting	770.13	770.13	100.00%	770.13	770.13	100.00%
7	Community Buildings	770.13	770.13	100.00%	770.13	770.13	100.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	1540.26	1540.26	100.00%	1540.26	1,540.26	100.00%
9	Solid Waste Management & Disposal	770.13	770.13	100.00%	770.13	770.13	100.00%
10	Water Conservation, Rainwater Harvesting	770.13	770.13	100%	770.13	770.13	100.00%

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11	Energy Management/Use of Renewable Energy	770.13	770.13	100%	770.13	770.13	100.00%
12	Fire Protection and Fire Safety Requirements	1540.26	1540.26	100.00%	1540.26	1,540.26	100.00%
13	Electrical Sub Station, Control Panel & Meter Room	1540.26	1540.26	100.00%	1540.26	1,540.26	100.00%
14	Receiving Station	770.13	770.13	100.00%	770.13	770.13	100.00%
15	Plan of Development Works	770.13	770.13	100.00%	770.13	770.13	100.00%
16	Emergency Evacuation Services	385.07	385.07	100.00%	385.07	385.07	100.00%
17	Common Facilities in Basement	770.13	770.13	100.00%	770.13	770.13	100.00%
18	Others, if any (please specify)	770.13	770.13	100.00%	770.13	770.13	100.00%
	TOTAL	18483.12	18483.12		18483.12	18483.12	

3. We estimate the Total Project Cost for completion of the project Rs. 79881 Lakh and Total Development Cost for completion of the project under reference as Rs.77013 Lakh (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 30-06-2026 is Rs. 74045.38 Lakh (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

ANIL KUMAR BANSAL

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