

NIKHIL KUMAR

B.TECH (CIVIL)

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Village Duhai, Ghaziabad

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Form-REG-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No..-UPRERAPRJ716606

Date:10.07.2026

Information as on _30.06.2026

Subject: Certificate of Percentage of Completion of Construction Work of BLOCK -E EON (EYE OF NOIDA) No. of 1 Block(s) of the 2nd Phase of the Project UPRERAPRJ716606 situated on the Khasra No/ Plot no 01 A, Sector 140A Noida Demarcated by its boundaries (latitude and longitude of the end points) 28.513786 , 77.418069 to the North 28.509349 , 77.418194 to the South 28.5127758 , 77.420265 to the East 28.570317, 77.415865 to the West of Plot no 01A Sector 140A Tehsil Dadri Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201305 admeasuring 13812 sq.mts. area being developed by FAIRFOX ITINFRA PVT.LTD.

I Nikhil Kumar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Block -E Block Eon (Eye of Noida) of 2nd Phase of the Project, situated on the Plot no 01A Sector 140A Tehsil Dadri Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201305 admeasuring 13812 sq.mts. area being developed by FAIRFOX ITINFRA PVT.LTD.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) Shri Anand Sharma as Architect ;
 - (ii) Shri Maqsud-E-Nazar as Structural Consultant
 - (iii) M/s CESPL as MEP Consultant
 - (iv) Shri Rajesh 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:

(in Rs Lac)

Table - A							
Block B							
1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0
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)
1.0	Excavation	-	-				
2.0	Total Number of Basement and Plinth	1,275.0	1,275.0	100.0	1,275.0	1,275.0	100.0
3.0	Total Number of Podiums	N/A	N/A			-	-
4.0	Stilt Floor	N/A	N/A			-	-
5.0	Total Number of Slabs of Super Structure-(advance for material)	5,200.0	5,200.0	100.0	5,200.0	5,200.0	100.0
6.0	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	825.0	625.0	75.8	625.0	625.0	75.8
7.0	Sanitary Fittings within the Flat/Premises,	165.0	25.0	15.2	25.0	25.0	15.2
8.0	Electrical Fitting within the Flat/Premises	192.0	53.0	27.6	53.0	53.0	27.6
9.0	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	308.0	210.0	68.2	210.0	210.0	68.2
10.0	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	2,900.0	1,250.0	43.1	1,250.0	1,250.0	43.1
11.0	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	700.0	315.0	45.0	315.0	315.0	45.0
12.0	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	985.0	15.0	1.5	15.0	15.0	1.5

	and Mechanical equipment etc and all other works as may be required to obtain Occupancy/Completion Certificate.					
	TOTAL	12,550.0	8,968.0	71.5		

(in Rs Lac)

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

							(in Rs Lac)
1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0
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)
1.0	Internal Roads & Footpaths	135.0	110.0	81.5	110.0	110.0	81.5
2.0	Water Supply/Drinking Water Facilities	230.0	198.0	86.1	198.0	198.0	86.1
3.0	Sewerage (chamber, lines, Septic Tank, STP)	255.0	196.0	76.9	196.0	196.0	76.9
4.0	Storm Water Drain	235.0	178.0	75.7	178.0	178.0	75.7
5.0	Landscaping & Tree Planting	359.0	38.0	10.6	38.0	38.0	10.6
6.0	Street Lighting	110.0	30.0	27.3	30.0	30.0	27.3
7.0	Community Buildings	N/A	N/A	N/A	N/A	N/A	N/A
8.0	Treatment & Disposal of Sewage and Sullage water	90.0	40.0	44.4	40.0	40.0	44.4
9.0	Solid Waste Management & Disposal	-	-	-	-	-	-
10.0	Water Conservation, Rainwater Harvesting	150.0	105.0	70.0	105.0	105.0	70.0
11.0	Energy Management/Use of Renewable Energy	-	-	-	-	-	-
12.0	Fire Protection and Fire Safety Requirements	140.0	84.0	60.0	84.0	84.0	60.0
13.0	Electrical Sub Station, Control Panel & Meter Room	140.0	63.9	45.6	63.9	63.9	45.6
14.0	Receiving Station	1,656.0	50.0	3.0	50.0	50.0	3.0
15.0	Plan of Development Works	-	-	-	-	-	-
16.0	Emergency Evacuation Services	-	-	-	-	-	-
17.0	Common Facilities in Basement	-	-	-	-	-	-
18.0	Others, Site office, RMC Plnat, Crane,tm other machines and material	-	-	-	-	-	-
	TOTAL	3,500.0	1,092.9	31.2	1,092.9	1,092.9	31.2
TOTAL PROJECT AMOUNT		16,050.00	10,060.90				

3. We estimate the Total Cost for completion of the project under reference as Rs.16050 LAKHS -All amount given by project coordinator (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.10060.92 LAKHS (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
Nikhil Kumar
Mobile No.- 9910102409

Nikhil Kumar
Er. Nikhil Kumar
B. Tech (Civil)