

ENGINEER'S CERTIFICATE

No-UPRERAPRJ716606

DATE:14.04.2026

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

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.

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) Shri Anand Sharma as Architect ;
- (ii) Shri Maqsd-E-Nazar as Structural Consultant
- (iii) Shri Narendra 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 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 Rs.16050 Lakhs (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 31-03-2026 is calculated at Rs.9510.92 Lakhs (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 Rs 6539.08 Lakhs (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 till date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number Block-B

(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 etc.)

S.No.	Particulars	Amounts In Lakhs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	12550
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	8560.92
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3989.08
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	68.21%

(Enclose separate sheets for the cost calculations for each unit/building or tower as per Promter)

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts in Lakhs
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).	3500
2	Cost incurred as on (based on the actual cost incurred as per records)	950
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	27%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2550
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	27%
(Enclose separate sheet for the cost calculations as per Promoter)		

Yours Faithfully
Nikhil Kumar
Mobile No.- 9910102409

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