

ENGINEER'S CERTIFICATE

(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 5 Block/Tower –Beetle Suite & B1 & B2 & A2 and A1 of Residential Project **Casa Grande2** having Rera Registration No-UPRERAAPRJ4491 situated on the Plot No- GH-06C, CHI V, GREATER NOIDA, District Gautam Budh Nagar.201301 Demarcated by its boundaries latitude 28*25'42.68" N and longitude 77*30'16.56" E of the end points to the North plot no-GH08A to the South plot no-GH-06A to the East 24m.wide road to the west plot no-GH-06B of village Chuaharpur Khadar Tehsil-Sadar, Competent/Development authority, Greater Noida Development Authority District GAUTAM BUDH NAGAR admeasuring **18154** Sq.mtr. area being developed by **M/S Earthcon Construction Private Limited**

Sir,

I / We **Q Catalyst** have undertaken assignment as certifying Estimated Cost for the subject Real Estate Project registered under Sectio (8) Rera Act Uttar Pradesh RERA, by Order Date 01-11-2021 letterNo-1809/UPRERAPRJ4491/PMD/P.R./NCR/2021-22 being Blocks/Tower 4 -Beetle Suite & B1 & B2, and A2- OF Residential Project Casa Grande2, Situated at GH-06C Chi V of Village Chuaharpur Khadar ,Tehsil-Sadar, Competent/Development Authority, Greater Noida Industrial Development Authority District Gautam Budh Nagar admeasuring **17246.55** sq.mtr area being developed by **Earthcon Construction Pvt Ltd**

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

1. Following technical Professionals are appointed by the Promoter: -

- a) Mr Amit Kumar as Architects**
- b) Mr Syed Adnan as Structural Consultant**
- c) Q-Catalyst-Cost Consultant**
- d) Mr Sameer Singh (Project Manager)**

We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Buildings of the Project. Our Estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer and consultants and the schedule of items and quantity for the entire work as calculated by Q Catalyst- Quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of materials, labour and other inputs made by developer, and the site inspection carried out by us.

We estimate the Total Cost for completion of 4 Tower approved in Section (8) Rera Act Namely Beetle Suite, B1, B2 and A2, the project under reference as **Rs-95,22,00,000/-** (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 **30-06-2025** is calculated at **Rs 70,32,76,700/-** (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.24,89,23,300 /-** (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 date **30-06-2025** date is as given in Tables A and B below:

Block/Tower No. –Beetle Suites & B1 & B2 & A2

Table-A		
S.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 81,89,00,000/-
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 61,66,31,700/-
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	75.30%
4	Balance Cost to be incurred (Based on Estimated Cost	Rs 20,22,68,300/-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	75.30%

Internal External Development Work & Common amenities

Table-B		
S.No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development, work including common amenities and facilities in the layout as on date of permission from Competent Authority (based on the original Estimated Cost)	Rs 13,33,00,000/-
2	Cost incurred as on (based on the actual cost incurred as per records	Rs 8,66,45,000/-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	65%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 4,66,55000/-
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)	65%

Yours Faithfully,

For Q CATALYST
Signature of Engineer
Name-MOHD SHOAIB
ADDRESS-NEW DELHI
5/7/25

Q CATALYST

(License No.M-115523/1)

Date :-05-07-2025

QPR-1, FY-2025-26, DATE 01-04-2025 TO 30-06-2025 (WORK-75.30 %)

Rera Under Section (8) Act, Project-Casa Grande-2
letter No 1809/UPRERAPRJ4491/PMD/P.R./NCR/2021-22