

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 Block/Tower 5–Beetle Suite & B1& B2& A2 of Residential Project **Casa Grande2** having Rera Registration No-UPRERAAPRJ4491 situated on the Plot No- GH-06C, CHAI 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, Noida Development Authority District GAUTAM BUDH NAGAR admeasuring **18154** Sq mtr. area being developed by **M/S Earthcon Constructions Private Limited**

Sir,

I / We **Q Catalyst** have undertaken assignment as certifying Estimated Cost for the subject Real Estate Project registered under Section (8) Rera Act Uttar Pradesh RERA, by Order Date 01-11-2021 Letter No-1809/upreraprj4491/PMD/P.R../NCR/2021-22 being Blocks/Tower4 -Beetle Suite & B2 & B1 and A2 OF Residential Project Casa Grande2, Situated at GH-06C Chai 5, 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 Constructions 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 Amir (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 Estimated Cost of Completion of 4 tower approved in Section (8) Rera Act Namely Beetl Suite (Studio), B2, B1, and A2 The project under reference as of **Rs. 95,22,00,000.** .(As per Table – **A and B**).**including Cost 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 buildings from the concerned competent authority under whose jurisdiction the previously mentioned project is being implemented.

1. The estimated actual cost incurred till date **30-09-2025** is calculated at **Rs.75, 90, 75,700** /- (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.

2.The Balance cost of project is with Reference to the Civil, MEP and allied works including land cost and other expenses like external development which are required to be completed for the purpose of obtaining Occupation Certified/Completion certificate) incurred till date**19,31,24,300** is calculated at As Per Table- Aand B)

3.I Certify that the Cost of the Civil, MEP, and allied work for the aforesaid Project as completed on the date **30-09-2025** of this Certificate is as given in Table A -, below:

BLOCK/TOWER4, BEETAL SUITES, B2, B1,AND 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 (based on the estimated actual Cost incurred as per record) 30-09-2025	RS-66,57,65,700/-
3	Work done in Percentage (as Percentage of estimated cost)	81.30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	RS-15,31,34,300
5	Cost Incurred on Additional / Extra Items as on 30 of September 2025not included in the Estimated Cost (AnnexureA)	NIL
6	Work done in percentage (as percentage of Estimated Cost plus addition/Extra items)(Row 2+ Row 5)/(Row 1+Row 5)*100)	0%

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)	RS13,33,00,000/
2	Cost Incurred as on (based on the estimated Cost 30-09-2025	9,33,10,000/-
3	Work done in Percentage (as Percentage of estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,99,90,000/
5	Cost Incurred on Additional / Extra Items as on 30 September 2025 not included in the Estimated Cost (Annexure A)	00%
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	00%

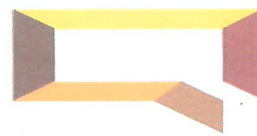


Table C

Details	In Section(8)Budget (Rs)	Actual (Rs)	Balance Cost (Rs)
Construction Cost	Rs 95,22,00,000/-	Rs75,90,75,700/-	Rs 19,31,24,300/-

For Q CATALYST

Yours Faithfully,

Authorised Signatory

Signature of Engineer
MOHD SHOEB

(License No.M-115523/1)

MOBIL-9891416846

Q CATALYST

Rera Under Section (8) Act, Project-Casa Grande2

Letter No—1809/UPRERAPRJ4491/PMD/P.R./NCR/2021-22

QPR- 1.7.2025 To 30.9.2025