

FORM-REG-2
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration Project withdrawal of Money from Seprate Account and Submission of Quaterly Progress Report)

No-0702

Date: 08.01.2026

Information As on 08.01.2026

Certificate of Percentage of Completion of Construction Work of Block/Tower 4-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.201310 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 17246.55 Sq. mtr. Area being developed by M/S Earthcon Constructions Private Limited

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/uprerapj4491/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

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

- (i) M/s/Shri Amit Kumar Architect
- (ii) M/s/Shri Syed Mohammad Adnan as Structural Consultant
- (iii) M/s/Shri Wasi Ahmad as MEP Consultant
- (iv) M/s/Shri Amir as Site Engineer

2. The project is still going on. We have estimated the cost of the completion of the civil, MEP and allied work, of the plotted Development/Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculation are based on the drawings/plans made available to us for the project under reference by 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 Tabale A and Table B.

Tower/Block Beetal Suites

(In Rs. 3934.72 Lac)

Table A

Building/Wing/Block/Tower Number or Name		Tower/Block-Beetal Suites (OC RECEIVED)					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	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	39.35	39.35	100%	39.35	39.35	100%
2	Total number of Basement(s) and Plinth	196.74	196.74	100%	196.74	196.74	100%
3	Total number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total number of Slabs of Super Structure	1455.85	1455.85	100%	1455.85	1455.85	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	865.64	865.64	100%	865.64	865.64	100%
7	Sanitary Fittings within the Flat/Premises	275.43	275.43	100%	275.43	275.43	100%
8	Electrical Fittings within the Flat/premises	236.08	236.08	100%	236.08	236.08	100%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	118.04	118.04	100%	118.04	118.04	100%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	393.47	393.47	100%	393.47	393.47	100%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	314.78	314.78	100%	314.78	314.78	100%

12	Compliance to conditions of environment/Fire NoC, Electric Safety Certificate, Installation of lift as per provision of Lift Act 2024, water pumps, Fire Fitting Fittings and Equipment as per CFO NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	39.34	39.34	100%	39.34	39.34	100%
TOTAL		3934.72	3934.72		3934.72	3934.72	100.00%

(Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/wing/Block/Tower, the table must be numbered as A1, A2...)

Tower/Block B2							
(In Rs. 2489.77 Lac)							
Table A							
Building/Wing/Block/Tower Number or Name		Tower/Block B2 (OC RECEIVED)					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	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	24.9	24.9	100%	24.90	24.90	100%
2	Total number of Basement(s) and Plinth	124.49	124.49	100%	124.49	124.49	100%
3	Total number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total number of Slabs of Super Structure	921.21	921.21	100%	921.21	921.21	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of	547.75	547.75	100%	547.75	547.75	100%
7	Sanitary Fittings within the Flat/Premises	174.28	174.28	100%	174.28	174.28	100%
8	Electrical Fittings within the Flat/premises	149.39	149.39	100%	149.39	149.39	100%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	74.69	74.69	100%	74.69	74.69	100%
10	The external plumbing and external plaster, Elevation,	248.98	248.98	100%	248.98	248.98	100%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	199.18	199.18	100%	199.18	199.18	100%
12	Compliance to conditions of environment/Fire NoC, Electric	24.9	24.9	100%	24.90	24.90	100%
TOTAL		2489.77	2489.77		2489.77	2489.77	100.00%

(Prepare Separate table for each Building/Wing/Block/Tower. In case of multiple Building/wing/Block/Tower, the table must be numbered as A1, A2...)

Tower/Block B1							
(In Rs. 2489.77 Lac)							
Table A							
Building/Wing/Block/Tower Number or Name		Tower/Block B1 (OC RECEIVED)					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	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	24.9	24.9	100%	24.90	24.90	100%
2	Total number of Basement(s) and Plinth	124.49	124.49	100%	124.49	124.49	100%
3	Total number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total number of Slabs of Super Structure	921.21	921.21	100%	921.21	921.21	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of	547.75	547.75	100%	547.75	547.75	100%

7	Sanitary Fittings within the Flat/Premises	174.28	174.28	100%	174.28	174.28	100%
8	Electrical Fittings within the Flat/premises	149.39	149.39	100%	149.39	149.39	100%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	74.69	74.69	100%	74.69	74.69	100%
10	The external plumbing and external plaster, Elevation,	248.98	248.98	100%	248.98	248.98	100%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	199.18	199.18	100%	199.18	199.18	100%
12	Compliance to conditions of environment/Fire NoC, Electric	24.9	24.9	100%	24.90	24.90	100%
	TOTAL	2489.77	2489.77		2489.77	2489.77	100.00%

(Prepare Seprate table for each Building/Wing/Block/Tower. In case of multiple Building/wing/Block/Tower, the table must be numbred as A1, A2...)

Tower/Block A2 (In Rs. 3442.31 Lac)							
Table A							
Building/Wing/Block/Tower Number or Name		Tower/Block-A2					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	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	34.42	34.42	100%	34.42	34.42	100%
2	Total number of Basement(s) and Plinth	172.12	172.12	100%	172.12	172.12	100%
3	Total number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total number of Slabs of Super Structure	1549.04	1161.78	75%	1161.78	1161.78	75%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of	481.92	72.29	15%	72.29	72.29	15%
7	Sanitary Fittings within the Flat/Premises	240.96	0.00	0%	0.00	0.00	0%
8	Electrical Fittings within the Flat/premises	206.54	0.00	0%	0.00	0.00	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	193.66	145.25	75%	145.25	145.25	75%
10	The external plumbing and external plaster, Elevation,	344.23	172.12	50%	172.12	172.12	50%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings	185	0.00	0%	0.00	0.00	0%
12	Compliance to conditions of environment/Fire NoC, Electric	34.42	0.00	0%	0.00	0.00	0%
	TOTAL	3442.31	1757.97		1757.97	1757.97	41.50%

(Prepare Seprate table for each Building/Wing/Block/Tower. In case of multiple Building/wing/Block/Tower, the table must be numbred as A1, A2...)

(In Rs.1666.32 Lac)							
Table B (Cost Incurred on Internal and external development works (common facilities) in respect of the entire registered project)							
Building/Wing/Block/Tower Number or Name		Developmnt Work (Common Facilities)					
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-01	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	Internal Roads & Footpaths	37.37	28.03	75%	28.03	28.03	75%
2	Water Supply/Drinking Water Facilities	62.28	46.71	75%	46.71	46.71	75%
3	Sewarage (chamber, lines, Septic Tank, STP)	37.37	28.03	75%	28.03	28.03	75%
4	Strom Water Drains	24.91	18.69	75%	18.69	18.69	75%
5	Landscaping & Tree Planting	186.85	140.14	75%	140.14	140.14	75%

6	Street Lighting	37.37	28.03	75%	28.03	28.03	75%
7	Community Buildings	274.05	109.62	40%	109.62	109.62	40%
8	Treatment & Disposal of sewage and Sullage water/STP	43.60	43.60	100%	43.60	43.60	100%
9	Solid Waste management & Disposal	7.47	7.47	100%	7.47	7.47	100%
10	Water conservation, Rain water Harvesting	12.46	12.46	100%	12.46	12.46	100%
11	Energy Management/Uses of Renewable Energy	62.28	62.28	100%	62.28	62.28	100%
12	Fire Protection and Fire Safety Requirements	124.57	93.43	75%	93.43	93.43	75%
13	Electrical Sub-Station, Control panel & Meter Room	311.42	249.14	80%	249.14	249.14	80%
14	Receiving Station	N/A	N/A	N/A	N/A	N/A	N/A
15	Plan of Development Work	112.11	112.11	100%	112.11	112.11	100%
16	Emergency Evacuation Services	62.28	62.28	100%	62.28	62.28	100%
17	Common Facilities in Basement	37.37	11.21	30%	11.21	11.21	30%
18	Other, if any (Please Specify)	232.52	197.64	85%	197.64	197.64	85%
	TOTAL	1666.32	1250.88		1250.88	1250.88	80.00%

3 We estimated the Total cost for completion of the project under reference as **Rs. 14022.89 lakh.** (Total of Column no. 3 in Table 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **31.12.2025** is **Rs. 11923.11 lac** (Total of column no. 7 in Table A1, A2.... And Table B).

5 Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/Block/Towers 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 Building/Wing/Block/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 details in the Table-B

Yours Faithfully

For Q CATALYST

MOHD SHOAIB

Signature of Engineer

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Shoeb
Authorised Signatory