

Ref:- SG/2025-2026 / R- 61

Dated: 9th October, 2025

**FORM-R
ENGINEER'S CERTIFICATE**

**(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
(for the Quarter ended 30.09.2025)**

Subject: Certificate of Percentage of Completion of Construction Work of Project "OPUS" situated on the Khasra No/ Plot no 7C./ Comm / 09,10,11 Siddharth Vihar, Yojna, Ghaziabad, U.P Demarcated by its boundaries (latitude and longitude of the end points) (LATITUDE 28.654319 & LONGITUDE 77.401258) to the North (LATITUDE 28.654049& LONGITUDE 77.401217) to the South (LATITUDE 28.654122 & LONGITUDE 77.401577) to the East (LATITUDE 28.654237 & LONGITUDE 77.400911) to the west of village N.A Tehsil Ghaziabad Competent/ Development Authority Uttar Pradesh Awass Evam Vikas Parishad, Distt. Ghaziabad Pin 201009 admeasuring 2018.96 sSq. mts. area being developed by M/s Jindalsons Infratex Private Limited.

I/We Shri Sandeep Goel have undertaken assignment as Engineers/Licensed Surveyor of certifying Percentage of Completion Work of the Project Called OPUS, situated on on the Khasra No/ Plot no 7C/ Comm./09,10,11 Siddharth Vihar Yojna, Ghaziabad Pin - 201009 admeasuring 2018.96 sq.mts. area being developed by M/s JindalSons Infratex Private Limited

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.

- Following technical professionals were consulted by me for verification /for certification of the cost:
 - Mr. Tushar Gaur - as an Architect
 - Mr. DK Utreja - as Structural Consultant
 - M/s SS Consultant as MEP Consultant
 - Mr. Ashok Gupta as Site Supervisor
- 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.
- We estimated the Total Cost for completion of the project under reference as **Rs. 1280 Lakhs** (Total of S.No. 1 in Tables A) including cost of development of common facilities, **whereas the total cost has been increased to Rs. 1333.79 Lakhs due to the inflammation / escalation of cost of finishing material.** 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 30.09.2025 is calculated at **Rs. 1296.5 Lakhs** (Total of S. No. 2 in Tables A & B). {Earlier, an expense amounting to Rs. 44,06,780/- was booked towards the project OPUS. However, during the audit for FY 2024-25, auditor has disallowed this expense from the project cost. Consequently, the total incurred cost appearing in the current quarter's statement has reduced in comparison to the previous quarter, as confirmed by the Company} 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 of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs. 37.29 Lakhs** (Total of S.No. 4 in Tables A and B).
6. The Percentage of completion of construction work is 97.20%
7. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.09.2025 date is as given in Tables A and B below:

Table A Building/Wing/Tower bearing Number – OPUS		
S.No.	Particulars	Amounts (Rs. 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)	1269.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1232.49
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	97.06%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	37.29
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 (1*100)/(2+5)	97.06%

Table B Internal & External Development works and common amenities		
Sl. No.	Particulars	Amounts (Rs.)
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).	64.00
2	Cost incurred as on (based on the actual cost incurred as per records)	64.00
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	100%

Signature of Engineer

Name : Sandeep Goel

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(License No. : AM-120985-2

of Authority : Institution of Engineers (INDIA)

