FORM-REG 02

ENGINEER'S CERTIFICATE (On Letter Head)

(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 4 (Four) No. of Building(s), totalling 284 units of the Project "Geetika Kingdoms" [UPRERA Registration Number UPRERAPRJ325813] situated on the Plot no. GH-2 & 3, Demarcated by its boundaries 26.4843861, 80.2553737 (latitude and longitude of the end points) to the North, to the South, to the East, to the West of village Ambedkarpuram, Tehsil Kanpur Nagar, Competent/ Development authority UPAEVP, District Kanpur, PIN 208017, admeasuring 12768 sq. mtr. area being developed by M/s Geetka Builders and Developers Private Limited.**

I, Nikhil Sharma, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 4 (Four) No. of Building(s), totalling 284 units of the Project "Geetika Kingdoms" [UPRERA Registration Number UPRERAPRJ325813] situated on the Plot no. GH-2 & 3, Demarcated by its boundaries 26.4843861, 80.2553737 (latitude and longitude of the end points) to the North, to the South, to the East, to the West of village Ambedkarpuram, Tehsil Kanpur Nagar, Competent/ Development authority UPAEVP, District Kanpur, PIN 208017, admeasuring 12768 sq. mtr. area being developed by M/s Geetka Builders and Developers 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.

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

(i) Shri Arun Kumar as Architect ;
(ii) M/s Span Structures as Structural Consultant
(iii) M/s Sahayog Consultants as MEP Consultant
(iv) Shri Nikhil Sharma 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.7273 Lacs (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.4037 Lacs (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. 3236 Lacs (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 30.06.2025 date is as given in Tables A and B below :

Table A

Tower 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)	1365
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	934
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.42%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	431
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)	68.42%

Table B

Tower B

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	1365
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	931
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)	434
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) /	68.21%

Table C

Tower C

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	1365
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	936
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.57%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	429
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) /	68.57%

Table D

Tower D

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority.	1365
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	936
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	68.57%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	429
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) /	68.57%

TABLE E

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
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).	1813
2	Cost incurred as on (based on the actual cost incurred as per records)	300
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	17%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1513
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)	17%

14/7/25

Signature of Engineer

Name - NIKHIL SHARMA

Address

PAN No. BYLPS0774B

Er. Nikhil Sharma
ME (I), M-1773474, P.Engr.(ECI)
Chartered Engineer (India)