



FORM-R
ENGINEER'S CERTIFICATE

Date : 10th JULY 2026

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

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Certificate of Percentage of Completion of Construction Work of **ARIHANT ONE** No. of Building(s)/ 3 Block(Tower A1, A2 & A3) of the Phase 1 of the Project under project registration number "UPRERAPRJ723911", situated on the Khasra No/ Plot no GH-02A/1, Sector-1, Greater Noida West, U.P Demarcated by its boundaries (latitude and longitude of the end points) 28.56425 & 77.44870 of village Bistrakh Tehsil Dadri Competent/ Development authority GNOIDA District Gautam Budh Nagar PIN 201301 admeasuring 10,627.229 sq.mts. area being developed by Arham Escon Pvt. Ltd.

I Rajani Gupta from precision valtech have undertaken assignment as Engineer of certifying Percentage of Completion Work of Building(s)/ 3 Block/ Tower (A1, A2, & A3) of 1 Phase of the Project, situated on the Khasra No/ Plot no GH-02A/1, Sector-1, Greater Noida West of village Bistrakh tehsil Dadri competent/ development authority GNOIDA District Gautam Budh Nagar PIN 201301 admeasuring 10,627.229 sq.mts. area being developed by Arham Escon Pvt. Ltd.

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:
 - Shri VISHAL SHARMA as Architect
 - Shri V D SHARMA as Structural Consultant
 - Shri ANAND HAWALIA as MEP Consultant
 - Shri RAHUL SUMAN 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. The 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.
- Total revised estimated Cost for completion of the project under reference as **Rs. 27,131.82 lakh** (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.
- The estimated actual cost incurred till date 30.06.2026 is calculated at **Rs. 17687.68 lakh** (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.
- 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. 9444.14 lakh** (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2026 date is as given in Tables A and B below :





Table A1 (Tower A1)

Building/Wing/Tower bearing Number or called 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)	7397.37
2	Cost incurred as on Date 30.06.2026	5106.28
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	69.03%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2291.09
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	69.03%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A2 (Tower A2)

Building/Wing/Tower bearing Number or called Tower B

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)	6313.96
2	Cost incurred as on Date 30.06.2026	5511.01
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	87.28%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	802.95
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	87.28%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3 (Tower A3)

Building/Wing/Tower bearing Number or called Tower C

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)	6313.96
2	Cost incurred as on Date 30.06.2026	5679.14
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	89.95%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	634.83
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	89.95%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		





Precision Valtech

We deliver business value

Rajani Gupta (B.E.-Civil, FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-164475-5)
Govt. App. Valuer(V-04-2017-18)
Inst. of Valuer (F:25858)

Table A4 (COMMERCIAL)

Building/Wing/Tower bearing Number or called COMMERCIAL

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent	418.90
2	Cost incurred as on Date 30.06.2026	225.60
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	53.86%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	193.30
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	53.86%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities	6687.63
2	Cost incurred as on date 30.06.2026	1165.66
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.43%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	5521.97
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	17.43%
(Enclose separate sheet for the cost calculations)		


Signature of Engineer

Name : RAJANI GUPTA
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