



ENGINEER'S CERTIFICATE

FORM-R

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

Subject: Certificate of Cost Incurred for Development of Construction Work of 2 No. of Buildings (Tower A & B) of the project "Antriksh Valley" situated on the Plot No.- GH-15D, SECTOR-1, GR.NOIDA (U.P), 201308, admeasuring 10020.00 sq. mts. area being developed by M/S Diligent Builders (P) LTD.

Ref: UP RERA Registration Number UPRERAPRJ5929
Sir,

We M/S Andleys Associates (P) Ltd. have undertaken assignment of Estimated Cost for the subject Real Estate Project to be registered under UP RERA, being Towers Building (s) (Tower A & B) of the project "Antriksh Valley" situated on the Plot No.- GH-15D, SECTOR-1, GR.NOIDA admeasuring 10020.00 sq. mts. area being developed by M/S Diligent Builders (P) LTD.

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

- Mr. Pankaj Nath Andleys as Architect.
- M/s Optimum design Pvt. Ltd. as Structural Consultant.
- M/s Consummate Engineering Services Pvt. Ltd. as MEP Consultant.
- Mr. Kushal Khawal as Project Manager.

2. The project is still ongoing. We have estimated the cost of the completion to Obtain Occupancy Certificate/ Completion Certificate 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 M/S ANDLEYS ASSOCIATES (P) LTD 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. 157,25,35,503/- (Total of Tables A and B). 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 G.N.I.D.A Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 598679616/- (Total of 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. 1077341796/- (Total of Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31/12/2025 date is as given in Tables A and B below :

Table A
Building/Wing/Tower bearing Number Tower No. A & B

S.No.	Particulars	Amounts (Tower A)	Amounts (Tower B)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	27,29,51,872.18	58,34,94,604.36
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	27,29,51,872	9,08,80,000.00
3	Work done in Percentage	100%	16%
4	Balance Cost to be incurred (Based on Estimated Cost)	-	49,26,14,604.36
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-	-
(Enclose separate sheets for the cost calculations for each unit/building or tower)			

TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (Tower A)	Amounts (Tower B)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date .	25,68,46,404	45,92,42,622
2	Cost incurred as on (based on the actual cost incurred as per records)	22,91,44,745	57,02,998
3	Work done in Percentage	89%	1%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2,77,01,659	45,35,39,624
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-	-
(Enclose separate sheet for the cost calculations)			

Signature of Engineer
Name
Address
Aadhar No.
PAN No.

RAJAT NATH ANDLEY
B.E. (Civil) P.G.D. In Const.
Management