

ENGINEERS CERTIFICATE

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

Date: -08/01/2026

Subject:- Certificate of Percentage of Completion of Construction Work of Four nos. Towers namely "Tower 1, Tower-2, Tower-3, Tower-4" of the Project "**CRC JOYOUS**" [UP Rera Registration No.-UPRERAPRJ613747] situated on the Plot No.-GH-08A, Sector Tech zone IV, Greater Noida (West) demarcated by its boundaries Latitude 28°35'32.45"N, Longitude to the North 77°27.16'87"E to the North Latitude 28°35'29.33" Longitude 77°27.22.78"E Tehsil Gautam Buddha Nagar Competent / Development Authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar, admeasuring 15,490 Sq. Mtrs. Plot area being developed by Promoter "**CRC Homes Pvt. Ltd.**"

I, Basanta Kumar Sahu, have undertaken assignment of certifying Percentage of Completion Work of the above Project, being developed by Promotor's M/s CRC Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner/ Promoter: -
 - a) Ms. Neerja Dixit as L.S. / Architect.
 - b) M/s VMS Consulting Private Limited as Structural Consultant
 - c) M/s. Proion Consultants Pvt. Ltd. as MEP Consultant
 - d) Shri R.B. Yadav as Site In charge
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 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.19,000/-lacs only** 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 31/12/2025 is calculated at **Rs. 14,984/-lacs only** [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. 4,016/-Lacs only**.
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below:

Table "A1"

Tower T-1 (2B+S+P+26)

S. No	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on estimated cost)	Rs. 4,425/-
2	Actual Cost incurred as on date 31/12/2025 (Based on estimated cost)	Rs. 4,130/-
3	Work done in percentage (as percentage of estimated cost)	93.33%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 295/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	93.33%
7	Total number of residential Units+ Shops as per sanctioned Building Plan	156+6

Table "A2"

Tower T-2 (2B+S+P+26)

S. No	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on estimated cost)	Rs. 3,540/-
2	Actual Cost incurred as on date 31/12/2025 (Based on estimated cost)	Rs. 3,338/-
3	Work done in percentage (as percentage of estimated cost)	94.29%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 202/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	94.29%
7	Total number of residential Units as per sanctioned Building Plan	104

Table "A3"

Tower T-3(2B+S+P+26)

S. No	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on estimated cost)	Rs. 4,425/-
2	Actual Cost incurred as on date 31/12/2025 (Based on estimated cost)	Rs. 4,148/-
3	Work done in percentage (as percentage of estimated cost)	93.74%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 277/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items(s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	93.74%
7	Total number of residential Units+ Shops as per sanctioned Building Plan	156+5

Table "A4"

Tower T-4 (2B+S+P+19)

S. No	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on estimated cost)	Rs. 2,610/-
2	Actual Cost incurred as on date 31/12/2025 (Based on estimated cost)	Rs. 2,441/-
3	Work done in percentage (as percentage of estimated cost)	93.52%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 169/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	93.52%
7	Total number of Units as per sanctioned Building Plan	120

Table "A5"
Community Bldg (S+P+First)

S. No	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on estimated cost)	Rs. 145/-
2	Actual Cost incurred as on date 31/12/2025 (Based on estimated cost)	Rs. 33/-
3	Work done in percentage (as percentage of estimated cost)	23%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 112/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5) *100]	23%

Table-"B"
Internal & External Development works and common amenities for entire project

S. No.	Particulars	Amount (In Lacs)
1	Total estimated cost of the building/wing (Based on estimated cost)	Rs. 3,855/-
2	Actual Cost incurred as on date 31/12/2025 (Based on estimated cost)	Rs. 894/-
3	Work done in percentage (as percentage of estimated cost)	23.19%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 2,961/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	0
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5) *100]	23.19%

This is issued on specific request of the Promoter M/s CRC Homes Pvt. Ltd. for UPRERA Compliance & based on information/drawings made available to us.

Signature of Engineer

Name: BASANTA KUMAR SAHU

Address C-1004, MANDAKINI APARTMENT, PLOT NO-3C,
SECTOR-2, DWARKA, NEW DELHI-10075

PAN No.: AARPS7583F

Aadhar No. 5317 08505101

Chartered Engr. Regd. No. F- 120468-2 Issued by Institution of engineers (India).