

ENGINEER'S CERTIFICATE

(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 5 No. of Building(s) of the Dwaarika Heights Project [UPRERAPR5937] situated on the Khasra No 997, 1000, 1004/1 Demarcated by its boundaries (latitude and longitude of the end points) 28.95468245 & 77.639733954 to the North 28.952335 & 77.69376098 to the South 28.95355067 & 77.64007749 to the East 28.95357649 & 77.63946321 to the West of village Ghat Tehsil Meerut Competent/ Development authority Meerut Development Authority District Meerut PIN 250001 admeasuring 14865 Sq. Mtrs. area being developed by EMMVEE Infrastructure (India) Pvt. Ltd.

I, Alok Rathore, have undertaken assignment of certifying Percentage of Completion Work for the project of Dwaarika Heights tower as mentioned above of the Project being developed by M/s EMM VEE Infrastructure (India) 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.

1. Following technical professionals are appointed by owner / Promotor :-

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|-------|--------------|--------------|--------------------------|
| (i) | M/s/Shri/Smt | Anuj Goswami | as L.S. / Architect ; |
| (ii) | M/s/Shri/Smt | Alok Rathore | as Structural Consultant |
| (iii) | M/s/Shri/Smt | Dushyant | as MEP Consultant |
| (iv) | M/s/Shri/Smt | Prem Chand | 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. 15110.57 Lakhs (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 31-12-2024 is calculated at Rs. 9712.43 Lakhs (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. 5398.14 Lakhs (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 31-12-2024 date is as given in Tables A and B below :

Table A1 Tower - 1: Basement 1+S+12		
S.No.	Particulars	Amount (In Lacs)
1	Total Estimated Cost of the buildings/wing as on Date of Building Permission from Competent Authority (Based on the Original Estimated Cost)	3025.27
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	1960.10
3	Value of Work Done In Percentage (As Percentage of the Estimated Cost) (1*100/2)	64.79%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1065.17
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)	64.79%

Table A2 Tower - 2: Basement 1+S+14		
S.No.	Particulars	Amount (In Lacs)
1	Total Estimated Cost of the buildings/wing as on Date of Building Permission from Competent Authority (Based on the Original Estimated Cost)	2423.67
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	1583.31
3	Value of Work Done In Percentage (As Percentage of the Estimated Cost) (1*100/2)	65.33%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	840.36
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)	65.33%


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Table A3 Tower - 3: Basement 1+S+14		
S.No.	Particulars	Amount (In Lacs)
1	Total Estimated Cost of the buildings/wing as on Date of Building Permission from Competent Authority (Based on the Original Estimated Cost)	2890.73
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	1880.62
3	Value of Work Done In Percentage (As Percentage of the Estimated Cost) $(1*100/2)$	65.06%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1010.12
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) $(1*100)/(2+5)$	65.06%

Table A4 Tower - 4: Basement 1+S+14		
S.No.	Particulars	Amount (In Lacs)
1	Total Estimated Cost of the buildings/wing as on Date of Building Permission from Competent Authority (Based on the Original Estimated Cost)	2437.12
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	1653.06
3	Value of Work Done In Percentage (As Percentage of the Estimated Cost) $(1*100/2)$	67.83%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	784.05
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) $(1*100)/(2+5)$	67.83%

Table A5 Tower - 5: Basement 1+S+12		
S.No.	Particulars	Amount (In Lacs)
1	Total Estimated Cost of the buildings/wing as on Date of Building Permission from Competent Authority (Based on the Original Estimated Cost)	3042.47
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	2098.87
3	Value of Work Done In Percentage (As Percentage of the Estimated Cost) $(1*100/2)$	68.99%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	943.59
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) $(1*100)/(2+5)$	68.99%

Table A6 Convenient Shop		
S.No.	Particulars	Amount (In Lacs)
1	Total Estimated Cost of the buildings/wing as on Date of Building Permission from Competent Authority (Based on the Original Estimated Cost)	7.43
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	0.00
3	Value of Work Done In Percentage (As Percentage of the Estimated Cost) $(1*100/2)$	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	7.43
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) $(1*100)/(2+5)$	0.00%

Table B		
Internal & External Development Works in Respect of the Entire Registered Phase		
S.No.	Particulars	Amount (In Lacs)
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).	1283.88
2	Cost Incurred as on Date (Based on the Actual Cost as per Records) 31.12.2024	536.47
3	Work Done In Percentage (As Percentage of the Estimated Cost) $(1*100/2)$.	41.78%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2).	747.42
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) $(1*100)/(2+5)$.	41.78%

Signature of Engineer

Name Alok Rathore

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